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**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.

AGENDA

** Please be aware that while the Town of Fallsburg Planning Board will continue to review all applications on the merits and based on Town of Fallsburg Zoning Code, Subdivision Code, and other applicable laws and regulations, a Planning Board approval does not guarantee issuance of a water or sewer permit by the Department of Public Works. Due to current and expected future constraints on both the water and sewer systems, which were discussed and open to public comment during a joint Town Board, Planning Board, and Zoning Board of Appeals meeting on May 9, 2022, all water and sewer connection and extension applications will be accepted or denied based on the then-existing facts and circumstances. Each application made for connection or extension to the Town of Fallsburg water or sewer systems will include a review by the Town Engineer and will be guided by the Town Engineer's expertise and knowledge about the Town's water and sewer systems, the public health, safety, and welfare, and the publicly available water and sewer systems information that is posted at the Department of Public Works for public viewing. The Town Board is taking reasonable measures to address the water and sewer capacity issues. **

TOWN OF FALLSBURG PLANNING BOARD MEETING February 9, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, January 12, 2023 at 7:00 pm will be held in person at 12 Laurel Avenue, South Fallsburg. The public can attend via telephone by dialing 929 205 6099 (New York) meeting ID# 95452661458 via Zoom.

PLANNING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

PUBLIC HEARING:

1. AKERA – SBL:6-1-14
2. ZIMMERMAN ESTATES – SBL: 17-1-14.1/14.2/14.3
3. JASMINE LYNN – SBL:17-1-21.2

NEW BUSINESS:

1. AVON LODGE CAMPGROUND (FORMERLY AZIA) – SBL: 61-1-14.2/15 – Conceptual review consisting of site plan to develop a vacation campground including RV sites and tent sites. Zone: REC. Acres:144.2. Location: East and West side of Avon Lodge Rd.
2. AERO-STAR PETROLEUM, Inc – SBL:21-1-22.2 - Conceptual review consisting of site plan and special permit for purposed new building and fuel pump island to replace old building and fuel pump island with additional parking. Zone: B, Acres: .39. Location: 6093 ST RT 42.
3. JASMINE LYNN -SBL: 17-1-21.2 – Requests review of plan to open a thrift store. Zone:B, Acres: .92. Location: 1097 St Rt 52.
4. BAIS YAACKOV HIGH SCHOOL – SBL:39-1-66.2 - Conceptual review consisting of site plan to add a hotel building to the project. Zone: B, Acres: 24.47. Location: 5478 SR 42, Fallsburg.

OLD BUSINESS:

1. CHESED SHEL EMES CEMETERY – SBL: 42-1-22.2 – Requests a 6 month extension for a previously approved site plan.
2. AKERA – SBL# 6-1-14 - Requests site plan review to expand the project to allow further camping structures and amenities. Zone: MX. Acres: 2.9 acres. Location: Rt 42 and Railroad Plaza, South Fallsburg.
3. ZIMMERMAN ESTATES – SBL# 17-1-14.1/14.2/14.3 – Continued review conceptual review consisting of site plan and special permit to develop the property with a 44 unit townhouse project. Zone: HR/R. Acres: 13.64. Location: Zimmerman Rd. & SR 52, Loch Sheldrake. Cross Roads: SR 52.
4. TIMBER RIDGE – SBL: 28-1-1 – Continued review of PUD development Project consisting of 325 single-family units plus community buildings and 80,000 SF of commercial space, review of draft scoping document for DEIS. Acres: 306. Location: NYS 42 & NYS 52.
5. KJ ESTATES DUPLEX DEVELOPMENT – SBL# 12-1-64/17-1-2 – Continued review for a duplex development consisting of 52 units. Zone: REC. Acres: 22.8. Location: Karmel Jacobs Road, Loch Sheldrake. Cross Road: SR 52.
6. POMANSKY'S DISTILLERY – SBL# 46-4-23 – Continued review of site plan approval for a distillery in an existing commercial building. Zone: MX. Location: 112 Main St., Mountindale.