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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 March 9, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, March 9, 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. KJ ESTATES DUPLEX DEVELOPMENT – SBL# 12-1-64/17-1-2
2. JASMINE LYNN – SBL:17-1-21.2
3. MEP WHOLESALERS – SBL# 60-1-21.1

NEW BUSINESS:

1. 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.
2. EL RODEO CORP – SBL-54-2-11 – Requests review of plan to renovate existing units. Zone: REC, Acres: 2.98A Location: Main Street, South Fallsburg.
3. PERENNIAL PARK – SBL- 11-1-29.1 – Requests site plan review to develop a 66 unit Duplex development. Zone: R, Acres: 30.56A Location: Edgewood and Whipple rd.
4. MOSDOS KLAUSENBURG – SBL: 21-1-30.2,23-8-1, 23-9-1 - Requests site plan review to demolish and replace building 23 and add a 5,000 sf recreation building. Zone: HR/REC, Acres: 21.36A Location: Firehouse rd and Budd rd.
5. SHELDRAKE KARMEI RD PROPRTIESS LLC – SBL: 12-1-7/12-1-2.3 - Requests site plan review to construct a manufactured home park, as well as do a boundary line adjustment with the adjoining property. Zone: REC. Acres: 56.69A Location: Karmel Jacobs Rd and Labaugh Rd.

OLD BUSINESS:

1. 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.
2. 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.
3. MEP WHOLESALERS – SBL# 60-1-21.1 – Requests site plan review to build a 15,000 square foot building for wholesale retail and storage of mechanical, electrical and plumbing supply. Zone: I. Acres: 7.03. Location: 30 LaVista Dr., South Fallsburg.
4. ORCHARDS – SBL# 12-1-11.1/11.6 – Continued review of site plan amendment to add 21 additional units to phase 2 and to delete the four proposed recreation courts and a lot consolidation. Zone: AG. Acres: 65.04. Location: 189 Labaugh Rd., Loch Sheldrake. Cross road: White House Road.
5. 5.CAMP KRULA – SBL# 39-1-86.1 –Discussion regarding the progress made on this project. Proposed duplex development plan to replace units that were burned in fire as well as additional replacement of other units, addition to dining hall, addition to classroom building, and proposed pools. Zone: AG. Acres: 16.08. Location: 5405 SR 42, South Fallsburg