

Mollie Messenger
Code Enforcement Officer

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.



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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 ZONING BOARD MEETING –March 16,2023

The work session will begin at 6:30 p.m. to discuss items on the agenda with the meeting to commence at 7:00 p.m. The public can attend via telephone by dialing (929 205 6099 (New York) Meeting ID: [948 7897 4605](#)).

ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

OLD BUSINESS:

1. AERO STAR PETROLEUM INC. – SBL# 53-4-1.1 – Requests A 6 month extension on previously approved area variances of: two area variances to increase the lot coverage from the existing 55% to 59% and for a reduction of the rear yard set back from the existing 17' to 8" for an addition to the existing commercial building. The maximum lot coverage allowed is 40%. Zone: B. Acres: less than ½ acre. Location: 5104 SR 42, South Fallsburg. Cross Road: Decker St.

NEW BUSINESS:

1. AERO STAR PETROLEUM – SBL: 21-1-22.2 – Requests an area variance for reduction in front yard setbacks from 35' to 24' and 27' and lot coverage exceedance from 40% to 54%, also new fuel islands setback from 20' to 36' from street line, and rear yard plantings buffer width from 20' to varying 5' to 30'. Zone: B, Acres: .39 Location: NYS Rt 42 & NYS RT 52.

No new applications will be heard after 10:00 p.m.

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