

Mollie Messenger
Code Enforcement Officer

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



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NEW YORK 12779
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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 –May 18,2023

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 – 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.

NEW BUSINESS:

1. SKOPPS – SBL: 27.-1-17.2 (Unit 17B) – Requests area variance to allow a second story addition with an increase of 3ft in height. Zone: R, Acres: 16.99. Location: 305 Murphy Rd.
2. 5201B Main LLC – SBL: 52.-5-13 – Requesting an area variance to allow subdividing off the warehouse building from a 10 ft setback to allow a 2 ft rear setback. Zone: MX, Acres: 90x165. Location: 5201 Main St., South Fallsburg.

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

