

Mollie Messenger

Code Enforcement Officer

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX:(845) 434-5883

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Town Board will not be holding in-person meetings. Until further notice, all future Board meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the Board members will be situated. The public, however, will be able to fully observe the videoconferencing meeting and comment at appropriate times. To the extent internet access is not available; the public can attend via telephone by dialing (929 205 6099 (New York) Meeting ID: [95452661458](https://zoom.us/j/95452661458)). The agenda is available online in advance of the meetings at www.townoffallsburg.com and the public can email written comments or questions by 4pm on the day of the meeting addressed to denise.ceoclerk@fallsburgny.com. Any member of the public who has questions should contact the Secretary to the Supervisor in advance of the meeting at 845-434-8810 x5 or mmelko@fallsburgny.com. Anyone having difficulty connecting to the meeting should contact Zoom for IT assistance during the meeting.

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting can be accessed at:
Join Zoom Meeting

<https://zoom.us/j/95452661458>

Meeting ID: 954 5266 1458

One tap mobile

+16465588656,,95452661458# US (New York)

+19292056099,,95452661458# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

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AGENDA

TOWN OF FALLSBURG PLANNING BOARD MEETING February 11, 2021

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, February 11, 2021 at 7:00 pm can be accessed at: Join Zoom Meeting <https://zoom.us/j/95452661458> Meeting ID: 954 5266 1458

PLANNING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

PUBLIC HEARING:

- 1 RIVERSIDE DRIVE SUB-DIVISION (ESTHER ENGELSOHN) – SBL# 28-1-32.3/33
- 2 SKOPPS COTTAGES – SBL# 27-1-17.2
- 3 CONGREGATION CHESED SHEL EMES – SBL# 42-1-22.2

NEW BUSINESS:

1. SUNNY ICEBERG, LLC – SBL# 17-1-39.1/39.3/51.3 – Conceptual review for a proposed townhouse development on the two residential properties and an office building on the commercial lot. Zone: R & B. Acres: 17.80. Location: SR 52, Loch Sheldrake. Cross Roads: Karmel Jacobs Rd.
- 2 HARMONY HILLS – SBL# 36-1-28.17 – Requests site plan approval for a 1200 square foot single family house to be used for the caretaker. Zone: R & PRD. Acres: 8.36. Location: 404 Laurel Ave., South Fallsburg. Cross Roads: Brickman Rd.
- 3 RIVERSIDE DRIVE SUB-DIVISION (ESTHER ENGELSOHN) – SBL# 28-1-32.3/33 – Requests a 7 lot sub-division. Zone: R. Acres: 3.6. Location: Riverside Dr., Fallsburg. Cross Roads: Old Falls Rd.
- 4 CONGREGATION CHESED SHEL EMES – SBL# 42-1-22.2 – Requests site plan approval to create a master plan for a cul-de-sac access drive into the central portion of the cemetery along with access walkways and paths throughout the existing cemetery. Zone: REC. Acres: 19.19. Location: 113 Old Turnpike Rd., Woodridge. Cross Roads: Bernsley Rd.
- 5 HEIDEN ROAD LLC – SBL# 60-1-25/26/60.3 – Requests conceptual review for a proposed manufactured home park consisting of 60 doublewide manufactured homes. Zone: REC. Acres: 37.28. Location: Heiden Rd., South Fallsburg. Cross Roads: SR 42.

OLD BUSINESS:

1. SKOPPS COTTAGES – SBL# 27-1-17.2 – Requests site plan review to demolish and replace unit 21E. Variance was granted for an 1800 SF replacement unit on 10/15/20. Zone: R. Acres: 16.99. Location: 305 Murphy Rd., Fallsburg. Cross Roads: Brickman Rd.
2. UTA – SBL# 36-1-52.1– Requests site plan approval for a new 30 x 65 swimming pool. Zone: R. Acres: 112.52. Location: 224 Pleasant Valley Rd., South Fallsburg. Cross Roads: Brickman Rd.
3. REFUAH HEALTH CENTER – SBL# 50-5-15.2 – Requests special permit to operate a hospital/medical diagnostic center. Zone: B. Acres: 2.33. Location: 36 Laurel Avenue, So. Fallsburg. Cross Roads: SR 42/Pleasant Valley Rd.
4. NEW PINES – SBL# 39-1-88.1 – Requests site plan amendment to relocate units ½ and the caretaker's unit. Amendment to include the increase in units from 75 units to 79 units. Zone: R. Acres: 45.01. Location: Laurel Ave., South Fallsburg. Cross Roads: Laurel Park Rd.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

Email: mmessenger@fallsburgny.com - gpitula@fallsburgny.com – george.sarvis@fallsburgny.com -denise.ceoclerk@fallsburgny.com