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TOWN OF FALLSBURG CODE ENFORCEMENT OFFICE

Member: New York State Building Officials Conference, Inc.

AGENDA

TOWN OF FALLSBURG PLANNING BOARD MEETING October 14, 2021

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, October 14, 2021 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 KVP PROPERTY LLC (EDWAN ISSAM) – SBL# 18-1-3
- 2 BACKSTREET AUTOS – SBL# 11-1-24
- 3 ISAAC BROYN – SBL# 46-2-7
- 4 ISAAC BROYN – SBL# 33-2-2
- 5 YESHIVA ZICHRON MAYIR – SBL# 42-1-14

NEW BUSINESS:

- 1 CONGREGATION KOLLEL OF SOUTH FALLSBURG – SBL# 56-1-64.5 - Requests site plan approval for a home based business for a prayer room and 20 x 25 covered deck. Zone: HR. Acres: .35. Location: 187 Lake St., South Fallsburg. Cross Roads: DogPatch Rd.
- 2 KVP PROPERTY LLC (EDWAN ISSAM) – SBL# 18-1-3 – Requests site plan approval for a firearm sales and distribution store in an existing storefront. Zone: B. Acres: .49. Location: 759 Loch Sheldrake/Hurleyville Rd., Loch Sheldrake. Cross Roads: SR 52.
- 3 BACKSTREET AUTOS – SBL # 11-1-24 – Requests site plan approval for an auto sales dealer. Zone: B. Acres: .38. Location: 1501 SR 52, Loch Sheldrake.
- 4 ALTER TAUB – SBL# 24-4-5 – Requests site plan review to remove the existing building and construct a 10 unit multi family building. Zone: B. Acres: 1.1. Location: 12 Riverside Dr., Woodbourne. Cross Roads: SR 42.
- 5 ISAAC BROYN – SBL# 46-2-7 – Request a two lot sub-division. Zone: HR. Acres: .66. Location: 26 Post Hill Rd., Mountaindale. Cross Roads: Railroad Ave./Hickory St.
- 6 ISAAC BROYN – SBL# 33-2-2 – Requests a two lot sub-division and include an easement to second lot. Zone: HR. Acres: 3.21. Location: 9 Brophy Rd., Hurleyville. Cross Roads: Main Street.
- 7 YESHIVA ZICHRON MAYIR – SBL# 42-1-14 – Requests site plan approval for a new dormitory. Zone: R. Acres: 18.80. Location: 5 Ronald Tawill Way., Mountaindale. Cross Roads: Main Street.
- 8 1302/1308 ROUTE 52 REALTY – SBL# 17-1-51.2 – Requests conceptual review to convert the existing carwash to an urgent care, convert the existing restaurant to a roller rink and add 10,000 square foot addition to roller rink. Zone: B. Acres: 8.97. Location: 1302 & 1308 SR 52, Loch Sheldrake. Cross Roads: Divine Corners Rd.
- 9 CAMP SHOPRON – SBL# 39-1-74 – Requests site plan review to raise the dining room and shul building and do full basements on both. They wish to move the kitchen and add storage to the dining room building basement. They wish to rearrange the shul building which will include classrooms in the basement and shul on the upper floor. Zone: Acres: Location: 5555 SR 42, Fallsburg. Cross Roads: Brickman Rd.
- 10 IRVINGTON ESTATES – SBL# 50-3-2.2 – Requests site plan review to add 600 square feet to his existing bungalow. Zone: B. Acres: 12.79. Location: 5350 SR 42, South Fallsburg. Cross Roads: Willow Heights Rd.
- 11 NBY HURLEYVILLE LLC – SBL# 26-1-36 – Requests a 6 lot sub-division. Zone: R. Acres: 11.95. Location: 412 & 414 Main St., Hurleyville. Cross Roads: Halprin Dr.

OLD BUSINESS:

1. ANGELICA RAMIREZ – SBL# 59-1-37.2 – Requests a two lot sub-division. Zone: REC. Acres: 10.39. Location: 116 Spring Glen Rd.
2. HAMLET AT LOCH SHELDRAKE – SBL# 18-2-12.1 – Continued review for a townhouse development. Zone: MX/B. Location: SR 52, Loch Sheldrake.
3. HASBROUCK ESTATES – SBL# 12-1-30.1 - Requests site plan approval for 40 duplex buildings (80 units), community building, pools and recreation areas. Zone: R. Acres: 30. Location: Hasbrouck A Rd., Loch Sheldrake. Cross Roads: Zimmerman Rd.
4. MOUNTAINCREST MOBILE HOME PARK – SBL# 59-1-53 – Requests a site plan amendment to add a community building and spread out the project to allow space between the units. The number of units remains the same, however, they are about 10% smaller. Zone: REC. Acres: 36.5. Location: CO Rd 56. Cross Roads: Fox Hill Rd.
5. SAPPHIRE ESTATES – SBL# 44-1-15.1 – Requests a site plan amendment from the previously approved site plan for change to shul and road location as well as a change in unit sizes. Zone: REC. Acres: 120.40. Location: Post Hill Rd., Mountaindale. Cross Roads: Park Ln.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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