

Mollie Messenger

Code Enforcement Officer

TOWN OF FALLSBURG CODE ENFORCEMENT OFFICE

Member: New York State Building Officials Conference, Inc.



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AGENDA

TOWN OF FALLSBURG PLANNING BOARD MEETING November 18, 2021

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, November 18, 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. PETER BACHAS – SBL# 9-1-24.9
2. NBY HURLEYVILLE LLC – SBL# 26-1-36
3. HASBROUCK ESTATES – SBL# 12-1-30.1
4. WHITTAKER ROAD LLC – SBL# 47-1-5.2/6

NEW BUSINESS:

1. PETER BACHAS – SBL# 9-1-24.9 – Requests site plan approval for an apple farm. Zone: AG. Acres: 28. Location: 303 Cypert Rd., Woodbourne. Cross Roads: SR 42.
2. CAMP MASMIDIM – SBL# 41-1-18.1 – Requests site plan review to add two 100' x 34' dormitories, five 84' x 25' staff housing buildings and approvals to keep five temporary classroom trailers permanently. Zone: REC. Acres: 92.14. Location: 69 Silver Lake Rd., Woodridge. Cross Roads: Rosemond Rd.
3. 5833 REALTY LLC (SHLOME LOWY) – SBL# 28-1-8 – Requests two lot sub-division. Zone: R. Acres: 1.8. Location: 5833 SR 42, Fallsburg. Cross Roads: Brickman Rd.
4. CHESTNUT COURT TOWNHOUSES – SBL# 39-1-93/94/95 – Requests site plan amendment to change the road layout and add 3 units as the developer has acquired an additional piece of property, SBL# 39-1-93 which is 0.6 acres. Zone: R. Acres: +/- 8 acres. Location: Laurel Avenue. Cross Roads: Laurel Park Road.
5. WHITTAKER ROAD DEVELOPMENT – SBL# 47-1-5.2/6 – Requests site plan review for a residential duplex development consisting of 199 units, 3 community buildings, pools and a water tower. Zone: R. Acres: 153.77. Location: Whittaker Rd., South Fallsburg. Cross Roads: LaVista Dr.

OLD BUSINESS:

1. 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.
2. 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.
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. JOHN MAKOVIC/MAKOVIC TOWNHOUSE – SBL# 35-6-1.5 – Conceptual site plan review for a 4 unit multi-family building. Zone: MX. Acres: 0.527. Location: Waldorf Ave., Hurleyville. Cross Roads: Main Street.
5. MOUNTAIN ACRES – SBL# 42-1-11.1 – Requests site plan amendment for revised location for units with parking. Zone: REC. Acres: 73.35. Location: 1523 CR 56., Mountindale. Cross Roads: Main Street.
6. WESTBOURNE – SBL# 21-1-42.1 – Requests site plan amendment for the relocation of the pools, shul and some of the units. Zone: R. Acres: 88. Location: SR 52, Woodbourne. Cross Rods: SR 42.
7. TIMBER RIDGE – SBL# 28-1-1 – Continued discussion and review of the site plan as well as discussion of SEQRA. Zone: REC. Acres: 309. Location: SR 42, Woodbourne. Cross Roads: Riverside Dr.
8. SUNNY ICEBERG LLC – SBL# 17-1-39.1/39.3/51.3 – Requests a lot line adjustment to create one lot for a townhouse development and one lot for a commercial office space. Zone: R & B. Acres: 17.80. Location: SR 52, Loch Sheldrake. Cross Roads; Karmel Jacobs Rd..
9. 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.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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