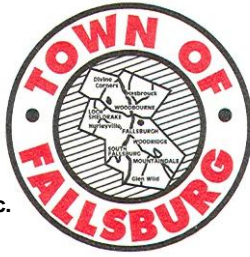


Mollie Messenger
Code Enforcement Officer

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

AGENDA

TOWN OF FALLSBURG SPECIAL ZONING BOARD MEETING – June 16, 2022

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:

NEW BUSINESS:

- 1 CAMP SHOPRON – SBL# 39-1-74 - Requests 6 month extension for a previously approved area variance to allow an expansion of more than 25%. area variance for a height increase. kitchen/dining room building, shul and bunkhouse. Zone: R & B. Acres: 18.91. Location: 5555 SR 42, Fallsburg. Cross roads: Brickman Rd.
- 2 SUNRAY COTTAGES – SBL# 60-1-4.2 – Requests 6 month extension for a previously approved area variance to demolish unit #14 and replace it - exceeds lot coverage and height. Zone: R. Acres: 6.66. Location: 57 LaVista Dr. unit 14, South Fallsburg. Cross Roads: Lovers Lane.
- 3 EVERGREEN AT INNER CIRCLE – SBL# 11-1-11.2 – Requests 6 month extension for a previously approved area variance to construct a new building for a mikvah. Zone: R. Acres: 36.07. Location: Olympic Trail, Loch Sheldrake. Cross roads: SR 52.
- 4 RONALD RICHARDSON ENTERPRISES (SHEINER FUNDING) – SBL# 34-7-4.1 Requests a use variance to allow chickens and goats in an HR zone. Zone: HR. Acres: 3.82. Location: 8-26 Hope St., Hurleyville. Cross roads: Main Street.
- 5 ZIMMERMAN ESTATES – SBL# 17-1-14.1/14.2/14.3 – Requests an area variance to eliminate the requirement for affordable housing in a townhouse development. Zone: HR. Acres: 14. Location: 43 Zimmerman Rd., Loch Sheldrake. Cross Roads: State Route 52.
- 6 LAUREL FALLSBURG NY LLC – SBL# 39-1-94/95 – Requests an area variance to eliminate the requirement for affordable housing in a townhouse development. Zone: R. Acres: 10.50. Location: Laurel Ave., South Fallsburg. Cross roads: Elm Drive.
- 7 CAMP KRULA (BNOIS SPINKA) – SBL# 39-1-86.1 Discussion regarding previous area variances granted at the Zoning Board meeting on 2/17/22. Discussion on potential re-hearing of application.

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