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TOWN OF FALLSBURG CODE ENFORCEMENT OFFICE

Member: New York State Building Officials Conference, Inc.

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 PLANNING BOARD MEETING October 20, 2022

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, October 20, 2022 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. AERO STAR PETEOLEUM – SBL# 53-4-1.1
2. BOOSUR – SBL# 52-5-3
3. CONSTANCE XEPOLITOS – SBL# 1-1-7.1/7.2
4. ANGELICA RAMIREZ – SBL# 59-1-37.2

NEW BUSINESS:

- 1 Discussion regarding Duplex Development law
- 2 Discussion regarding Townhouse Development law
- 3 DAVOS POINTE DEVELOPMENT (BYARCH DEVELOPMENT)– SBL# 57-1-13.6 - Requests site plan approval to amend the road to a two way road. Zone: PUD. Acres: 23.10. Location: Davos Road, Woodridge.
- 4 CONSTANCE XEPOLITOS – SBL# 1-1-7.1/7.2 – Requests lot line change between two lots. Zone: AG. Location: 434 & 437 Lindholm Road, Hurleyville. Cross Road: State Route 55.
- 5 ANGELICA RAMIREZ – SBL# 59-1-37.2 – Requests re-approval of two lot sub-division. Approvals expired but were previously granted 10/14/21. Zone: REC. Location: 116 Spring Glen Rd., Mountaindale. Acres: 10.39. Cross Road: Park Hill Rd.
- 6 AERO STAR PETROLEUM – SBL# 53-4-1.1 -Requests site plan/special permit approval for a 9 x 72 addition to an existing gas station. Zoning variances were granted on 9/15/2. Zone: B. Acres: less than ½ acre. Location: 5104 Main St., South Fallsburg. Cross Road: Decker St. and Laurel Lane.
- 7 BOOSUR MEAT (1 RAILROAD PLAZA EXTENSION LLC) – SBL# 52-5-3 – Requests site plan approval to change the use of the property from an auto garage to restaurant. Zone: MX. Acres: 0.249. Location: 2 Railroad Plaza Ext., So. Fallsburg. Cross Road: SR 42.
- 8 JOHN LORINO – SBL# 63-1-9.2 – Requests site plan approval to use an existing industrial building and parking lot for a used car sales location. Zone: I. Acres: 1.80. Location: 567 Glen Wild Rd., Woodridge. Cross Road: Old Glen Wild Rd.
- 9 FOREST POND (MEI MENUCHOS) – SBL# 47-1-31 - Amend the site plan to reflect that there are now 28 buildings containing 36 units as a result of several buildings which had more than one unit were combined and now have only one unit; to allow for building 12, which now has 2 units (15 and 16) to be combined as one unit at the same location; and to clarify that only one additional building (with only one unit) may be built in the future (the proposed location has not yet been determined and currently there are no plans to build this unit). Zone: HR. Acres: 17.47. Location: 39 Mei Menuchos Way, South Fallsburg. Cross Road: Whittaker Road.

OLD BUSINESS:

1. LUZON STATION – SBL# 34-10-3 – Requests site plan approval for a catering restaurant and event venue. Zone: MX. Acres: .4. Location: Railroad Ave., Hurleyville. Cross Road: Mongaup Rd.
2. CABANA SANDS – SBL# 20-1-4.1 – Requests continued review of a previously approved site plan and special use permit that has expired for 38 duplex units. Zone: R. Acres: 50.24. Location: SR 52, Loch Sheldrake. Cross Road: Zimmerman Rd.
3. YESHIVA ZICHRON MAYIR – SBL# 42-1-14 – Requests site plan approval to construct a new dormitory. Zone: R. Acres: 18.8.

Location: 5 Ronald Tawil Way., Mountaindale. Cross road: Quiat Rd., Mountaindale

4. MOSDOS KLAUSENGERG – SBL# 21-1-34 – Requests site plan review to replace two classroom buildings with a new dining room, kitchen and classroom buildings, 42 x 15 deck to an existing classroom, 563 square foot bathroom addition to existing shul, relocate existing classroom, 790 square foot addition to units 27/28. Zone: REC. Acres: 37.06. Location: 218 Firehouse Rd., Woodbourne. Cross Road: SR 52.
5. CAMP KRULA – SBL# 39-1-86.1 – Discussion regarding the progress made on this project. Zone: AG. Acres: 16.08. Location: 5405 SR 42, South Fallsburg.
6. WESTBOURNE ESTATES – SBL# 21-1-42.1/42.3/42.4/42.5/43/44.1 – Requests site plan amendment to remove the approved apartment buildings and replace with duplex development. Zone: HR. Acres: 81 acres. Location: SR 52, Woodbourne. Cross Road: SR 42.
7. UTA – SBL# 36-1-52.1 – Requests site plan amendment to increase the size of building D from 98' to 128'. Zone: R. Acres: 112.90. Location: 224 Pleasant Valley Rd., South Fallsburg.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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