

**Mollie Messenger**

Code Enforcement Officer



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**TOWN OF FALLSBURG  
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.

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**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 November 10, 2022**

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, November 10, 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. GLENN OSTERHOUT – SBL# 8-1-5.1
2. WESTBOURNE – SBL# 21-1-42.1/42.3/42.4/42.5/43/44.1

NEW BUSINESS:

1. ORCHARDS – SBL# 12-1-11.1 – Requests site plan amendment to add 20 additional units to phase 2 and to delete the four proposed recreation courts and a lot consolidation. Zone: AG. Acres: 65.04. Location: 189 Labaugh Rd., Loch Sheldrake. Cross road: White House Road.
2. SOLEIL VENTURES LLC – SBL# 1-1-23 – Requests conceptual review for a special permit for a commercial solar farm. Zone: AG. Acres: 22. Location: Lindholm Rd. Cross Road: SR 55, Neversink.

OLD BUSINESS:

1. GLENN OSTERHOUT – SBL# 8-1-5.1 – Requests a two lot sub-division. Zone: AG. Acres: 19.3. Location: 154 Cole Rd., Hurleyville. Cross Road: Divine Corners Rd.
2. 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.
3. GETAWAY HOUSE – SBL# 64-1-2 – Requests site plan review for a campground. Zone: REC. Acres: Church Rd., Mountindale. Cross road: Glen Wild Rd.
4. 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.
5. 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.
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. 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.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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