

Mollie Messenger

Code Enforcement Officer



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX:(845) 434-5883

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 December 8, 2022

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, December 8, 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. POMANSKY'S DISTILLERY – SBL# 46-4-23
2. SOLEIL VENTURES – SBL# 1-1-23
3. GETAWAY HOUSE (SOKA GAKKAI INTERNATIONAL USA, INC.) – SBL# 64-1-2
4. GOMBO'S BAKERY – SBL# 51-5-7.7/56-1-25.1
5. GROVE ESTATES – SBL# 39-1-88.6

NEW BUSINESS:

- 1 Requests zone change from HR to MX for SBL#: 35-4-3, 35-4-2.2, 35-4-2.1, 35-4-1. This was in front of the town board on 11/7/22 and was referred to the planning board for discussion.
- 2 POMANSKY'S DISTILLERY – SBL# 46-4-23 – Requests site plan approval for a distillery in an existing commercial building. Zone: MX. Location: 112 Main St., Mountaintdale.
- 3 GOMBO'S BAKERY – SBL# 51-5-7.7/56-1-25.1 - Requests a lot line adjustment between the two lots. Zone: MX. Acres: 2.9 acres. Location: Rt 42 and Railroad Plaza, South Fallsburg.
- 4 LAKELAND ESTATES – SBL# 53-4-7.1 – Requests a 21 lot sub-division. Zone: HR. Acres: 7.69. Location: Lakeland Drive and Morris Drive, South Fallsburg.
- 5 MESIVTA EITZ CHARM SCHOOL – SBL# 20-1-25.3 – Requests conceptual review to construct a school building with sleeping accommodations. Zone: REC. Acres: 10.82. Location: 4 Murphy Rd., Woodbourne.
- 6 GROVE ESTATES – SBL# 39-1-88.6 - Requests site plan approval to construct a 30 x 60 pergola. Zone: R. Acres: 39.99. Location: 151 Grove Circle, South Fallsburg.

OLD BUSINESS:

1. 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.
2. 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.
3. 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.
4. 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.
5. GETAWAY HOUSE (SOKA GAKKAI INTERNATIONAL USA, INC.) – SBL# 64-1-2 – Requests site plan review for a campground. Zone: REC. Acres: Church Rd., Mountaintdale. Cross road: Glen Wild Rd.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

Email: mmessenger@fallsburgny.com – george.sarvis@fallsburgny.com – denise.ceoclerk@fallsburgny.com – jedwards@fallsburgny.com