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Code Enforcement Officer



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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 September 8, 2022

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, September 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. MOSDOS KLAUSENBERG – SBL# 21-1-34
2. LAUREN FRUNZI – SBL# 56-1-32.1
3. BOB ZHANG – SBL# 61-1-11.1
4. JOHN LORINO – SBL# 63-1-9.2
5. LUZON STATION – SBL# 34-10-3

NEW BUSINESS:

- 1 LAUREN FRUNZI – SBL# 56-1-32.1 - Requests two lot sub-division. Zone: HR. Acres: 3.35. Location: 37 Tunnel Hill Rd., South Fallsburg. Cross Road: Willow Heights Rd.
- 2 KJ ESTATES DUPLEX DEVELOPMENT – SBL# 12-1-64/17-1-2 – Requests conceptual review for a duplex development consisting of 52 units. Zone: REC. Acres: 22.8. Location: Karmel Jacobs Road, Loch Sheldrake. Cross Road: SR 52.
- 3 BOB ZHANG – SBL# 61-1-11.1 – Requests site plan approval for a sales event location at an existing dwelling. Zone: REC. Acres: 3.75. Location: 419 River Rd., Woodridge.
- 4 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.
- 5 GETAWAY HOUSE – SBL# 64-1-2 – Requests conceptual review for vacation campground with up to 55 campsites occupied by portable micro-cabins. Zone: REC. Acres: 106.30. Location: Church Road., Mountaintale.
- 6 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.
- 7 YESHIVA ZICHRON MAYIR – SBL# 42-1-14 – Requests conceptual review to construct a new dormitory. Zone: R. Acres: 18.8. Location: 5 Ronald Tawil Way., Mountaintale. Cross road: Quiat Rd., Mountaintale.

OLD BUSINESS:

1. CABANA SANDS – SBL# 20-1-4.1 – Requests re-approval 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.
2. MOSDOS KLAUSENBERG – 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.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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