

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 April 20,2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, April 20, 2023 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 KLAUSENBURG – SBL: 21-1-30.2,23-8-1, 23-9-1
2. PERENNIAL PARK – SBL- 11-1-29.1

NEW BUSINESS:

1. KJ ESTATES DUPLEX DEVELOPMENT – SBL# 12-1-64/17-1-2 –Zoning referral from the Town Board.
2. PUD law – Recommendation for Town Board
3. Training Requirements for Planning and Zoning Board of Appeals Members - Recommendation for Town Board
4. GLEN WILD INDUSTRIAL – SBL# 65-1-93.3 - Requests amendment to sub-division previously approved site plan.
Zone: I. Acres: 63. Location: 16-74 Industrial Dr., Glen Wild. Cross Roads: Glen Wild Rd
5. Newburg Egg Warehouse – SBL: 63-1-8 – Requests site plan review for 2 warehouse buildings, 1 to be 110,000 SF and the other to be 137,500 SF. Zone: I. Acres: 58.25. Location: 629 Glen Wild Rd, Glen Wild.
6. Asher Horowitz Self-Storage – SBL: 60-1-17.2 - Requests site plan review for proposed self-storage facility. Zone: I. Acres: 17.4. Location: Northwest corner of NYS Rt 42/La Vista Dr.
7. Solar Power Network LLC, SBL: 26-1-5.1 – Site plan review for Solar farm and Subdivision. Zone: REC. Acres: 80. Location: Cross Farm rd. and Meyerhoff Rd.
8. AVON LODGE CAMPGROUND (FORMERLY AZIA) – SBL: 61-1-10.1/10.2/10.3/11.1/11.2/14.2 – Conceptual review consisting of site plan to develop a vacation campground including 35 camp sites and commercial recreation for hiking, biking and ATV's. Zone: REC. Acres:125.6. Location: East and West side of Avon Lodge Rd and 417 & 419 River Road.

OLD BUSINESS:

1. MOSDOS KLAUSENBURG – SBL: 21-1-30.2,23-8-1, 23-9-1 – Continued review of site plan review to demolish and replace building 23 and add a 5,000 sf recreation building. Zone: HR/REC, Acres: 21.36A Location: Firehouse rd and Budd rd.
2. PERENNIAL PARK – SBL- 11-1-29.1 – Continued review site plan review to develop a 66 unit Duplex development. Zone: R, Acres: 30.56A Location: Edgewood and Whipple rd.
3. TIMBER RIDGE – SBL: 28-1-1 – Continued review of PUD development Project consisting of 325 single-family units plus community buildings and 80,000 SF of commercial space, review of draft scoping document for DEIS. Acres: 306. Location: NYS 42 & NYS 52.
4. ORCHARDS – SBL# 12-1-11.1/11.6 – Continued review of site plan amendment to add 21 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.
5. THE EMPRESS – SBL# 17-1-30.1/31/32/34.1/18-1-10.1 - Continued review of site plan review to construct 71 units and a 70' x 200' commercial building . Requests lot line change. Zone: HR. Acres: 30.90. Location: CR 104 & Leroy Rd., Loch Sheldrake.

6. MEP WHOLESALERS – SBL# 60-1-21.1 – Continued review of site plan review to build a 15,000 square foot building for wholesale retail and storage of mechanical, electrical and plumbing supply. Zone: I. Acres: 7.03. Location: 30 LaVista Dr., South Fallsburg.
7. BOOSUR MEAT (1 RAILROAD PLAZA EXTENSION LLC) – SBL# 52-5-3 – Continued review of 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.