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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 May 11, 2023**

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, May 11, 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. AVON LODGE CAMPGROUND (FORMERLY AZIA) – SBL: 61-1-10.1/10.2/10.3/11.1/11.2/14.2
2. MOSDOS KLAUSENBURG – SBL: 21-1-30.2,23-8-1, 23-9-1

**NEW BUSINESS:**

1. MOTHER EARTH FARMSTAND LLC – SBL: 59.-1-32.11 – Requesting site plan review of a working farm experience to the public including an apartment for caretaker and camping sites. Zone: AG. Acres: 14.52. Location: 201 Church Road.
2. MAYIN TOHAR CAMP – SBL: 10.-1-5 – Requesting a site plan amendment to construct a 16x60 (960 sq.ft.) trailer with a 14x20 deck (Unit 18A) to use as a dormitory as accommodations for 16 campers. Zone: AG. Acres: 98.51. Location: 605 Budd Rd.
3. ROSEMOND SOLAR, LLC – SBL: 30.-1-9.4 – Requesting an amendment of a previous approved site plan to allow for solar project expansion. Zone: REC. Acres: 50.1. Location: 191 Rosemond Rd., Woodridge.
4. 5201 Main St. - SBL 52.-5-13 – Requesting site plan approval for 2 lot subdivision. Zone: MX. Acres: .5. Location: 5201 Main Street, South Fallsburg.

**OLD BUSINESS:**

1. 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.
2. ZIMMERMAN ESTATES – SBL: 17-1-14.1/14.2/14.3 – Continued review conceptual review consisting of site plan and special permit to develop the property with a 53 unit townhouse project. Zone: HR/R. Acres: 13.64. Location: Zimmerman Rd. & SR 52, Loch Sheldrake. Cross Roads: SR 52.
3. BAIS YAACKOV HIGH SCHOOL – SBL: 39-1-66.2 - Conceptual review consisting of site plan to add a hotel building to the project. Zone: B, Acres: 24.47. Location: 5478 SR 42, Fallsburg.
4. 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.
5. 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.
6. 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.
7. TIMBER RIDGE – SBL: 28-1-1 –Approval of scoping document for EIS. Acres: 306. Location: NYS 42 & NYS 52.