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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 June 8, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, June 8, 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. 5201 Main St. - SBL 52.-5-13
2. 15 Maplewood Ave – SBL 12.-1-55
3. 35 Maplewood Ave – SBL 12.-1-50
4. 5629 State Route 42 LLC – SBL 39.-1-34.6

OLD BUSINESS:

1. 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.
2. CAMP KRULA – SBL: 39-1-86.1 – Requesting site plan approval. Proposed duplex development plan to replace units that were burned in fire as well as additional replacement of other units, addition to dining hall, addition to classroom building, and proposed pools. Zone: AG. Acres: 16.08. Location: 5405 SR 42, South Fallsburg.

NEW BUSINESS:

1. 290 Dairyland Road – SBL 29.-1-22.1 – Requesting conceptual site plan review for a Yeshiva/College Development (dormitory, synagogue, and gym). Zone: REC. Acres: 10.5. Location: 290 Dairyland Road, Woodridge.
2. 15 Maplewood Ave – SBL 12.-1-55 – Requesting conceptual review for a 3 lot subdivision. Zone: PUD. Acres: 0.645. Location: 15 Maplewood Ave., Loch Sheldrake.
3. 35 Maplewood Ave – SBL 12.-1-50 – Requesting conceptual review for a 2 lot subdivision. Zone: PUD. Acres: 0.430. Location: 35 Maplewood Ave., Loch Sheldrake.
4. 5629 State Route 42 LLC – SBL 39.-1-34.6 – Requesting conceptual site plan review to convert existing 2 story house into an office building. Zone: B. Acres: 6.98. Location: 39 Ambassador Circle, Fallsburg.
5. Landau's Supermarket - SBL 52.-5-2.1 & 4.1 – Requesting site plan amendment for creation of outdoor seating for temporary use by Boosur Meat & Deli. Zone: B. Acres: 0.95. Location: 3 Railroad Plaza Extension, South Fallsburg.

OLD BUSINESS:

1. ZIMMERMAN ESTATES – SBL: 17-1-14.1/14.2/14.3 – Requesting conditional approval for 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.
2. NORMAN SCOTT (C.A.M.P. Inspiration G NYC)– SBL# 58-1-50.1 – Continued review requesting special permit/site plan review for a charter school/camp. Zone: REC. Acres: 34.96. Location: 178 Old Turnpike Rd., Woodridge. Cross Roads: Forest Rd.

3. AVON LODGE CAMPGROUND (FORMERLY AZIA) – SBL: 61-1-10.1/10.2/10.3/11.1/11.2/14.2 – Requesting conditional approval 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.
4. 5201 Main St. - SBL 52.-5-13 – Requesting subdivision approval for 2 lot subdivision. Zone: MX. Acres: .5. Location: 5201 Main Street, South Fallsburg.
5. AKERA – SBL# 6-1-14 - Continued site plan review. Zone: MX. Acres: 2.9 acres. Location: 2299 Ulster Heights Rd, South Fallsburg.
6. AERO-STAR PETROLEUM, Inc – SBL:21-1-22.2 - Continued site plan review consisting of site plan and special permit for purposed new building and fuel pump island to replace old building and fuel pump island with additional parking. Zone: B. Acres: .39. Location: 6093 ST RT 42, Woodbourne.
7. MEP WHOLESALERS – SBL# 60-1-21.1 – Continued review requesting 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.