



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 July 13, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, July 13, 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. 5629 State Route 42 LLC – SBL 39.-1-34.6
2. ROSEMOND SOLAR, LLC – SBL: 30.-1-9.4
3. AERO-STAR PETROLEUM, Inc – SBL:21-1-22.2
4. NEWBURG EGG WAREHOUSE – SBL: 63-1-8

OLD BUSINESS:

1. CHESED SHEL EMES CEMETERY – SBL: 42-1-22.2 – Requests a 6 month extension for a previously approved site plan. (a master plan for a cul-de-sac access drive into the central portion of the cemetery along with access walkways and paths throughout the existing cemetery) Zone: REC. Acres: 19.19. Location: 113 Old Turnpike Rd., Woodridge. Cross Roads: Bernsley Rd
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. 5629 State Route 42 LLC – SBL 39.-1-34.6 – Continued review of site plan review to convert existing 2 story house into an office building. Zone: B. Acres: 6.98. Location: 39 Ambassador Circle, Fallsburg
4. ROSEMOND SOLAR, LLC – SBL: 30.-1-9.4 – Continued review of an amendment of a previous approved site plan to allow for solar project expansion. Zone: REC. Acres: 50.1. Location: 191 Rosemond Rd., Woodridge.
5. 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.
6. KJ ESTATES DUPLEX DEVELOPMENT – SBL# 12-1-64/17-1-2 – Continued review for a duplex development consisting of 52 units. Zone: REC. Acres: 22.8. Location: Karmel Jacobs Road, Loch Sheldrake. Cross Road: SR 52.
7. LUXOR JUNIOR – SBL# 12-1-41.5 – Requests continued review. Zone: PUD. Acres: 41.62. Location: Maplewood Ave., Loch Sheldrake.
8. NEWBURG EGG WAREHOUSE – SBL: 63-1-8– Continued 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.

NEW BUSINESS:

1. YESHIVA GEDOLAH ZICHRON MOSHE – SBL: 39B-1-15/39.1-1-6.1/6.2 - Requesting site plan review to build a Synagogue and Elementary school for K-8 Boys. Zone: R. Acres: 7.46. Location: Yeshiva Lane, South Fallsburg.
2. NY FALLSBURG II, LLC – CYPERT ROAD SOLAR PROJECT – SBL: 9-1-36.5 - Requesting site plan review for installation of large scale solar energy system. Zone: AG. Acres 22. Location: Cypert Rd, Woodbourne.