

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
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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 August 10, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, August 10, 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. MOTHER EARTH FARMSTAND LLC – SBL: 59.-1-32.11
2. NY FALLSBURG II, LLC – CYPERT ROAD SOLAR PROJECT – SBL: 9-1-36.5

OLD BUSINESS:

1. MOTHER EARTH FARMSTAND LLC – SBL: 59.-1-32.11 – Continued review of the site plan for a special use permit for Agri-business for a working farm experience to the public. Zone: AG. Acres: 14.52. Location: 201 Church Road.
2. NY FALLSBURG II, LLC – CYPERT ROAD SOLAR PROJECT – SBL: 9-1-36.5 – Continued review of the site plan for installation of large-scale solar energy system and a lot line improvement. Zone: AG. Acres 22. Location: Cypert Rd, Woodbourne.
3. NY FALLSBURG II, LLC – CYPERT ROAD SOLAR PROJECT – SBL: 9-1-36.5 –Requests site plan for a lot line improvement. Zone: AG. Acres 22. Location: Cypert Rd, Woodbourne.
4. 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.
5. 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.
6. LUXOR JUNIOR – SBL: 12-1-41.5 - Requests continued review. Zone: PUD. Acres: 41.62. Location: Maplewood Ave, Loch Sheldrake.
7. LAKELAND ESTATES – SBL:53-4-7.1 – Requests continued review of a 21-lot sub-division. Zone: HR. Acres: 7.69. Location: Lakeland Drive and Morris Drive, South Fallsburg.

NEW BUSINESS:

1. GREENWOOD PARK RESORT– SBL: 60-1-79.1 – Requests site plan review to construct a 30'x35' Mikva building in an existing bungalow colony. Zone: REC. Acres: 60.38. Location: 4830 State Rt 42.

Jen Edwards, Planning Board Secretary

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