

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



5250 MAIN STREET
SOUTH FALLSBURG
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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 September 14, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, September 14, 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:

OLD BUSINESS:

1. SOLAR POWER NETWORK LLC, SBL: 26-1-5.1 – Continued review of site plan for Solar farm and Subdivision. Zone: REC. Acres: 80. Location: Cross Farm rd. and Meyerhoff Rd.
2. LUXOR JUNIOR – SBL: 12-1-41.5 - Requests continued review. Zone: PUD. Acres: 41.62. Location: Maplewood Ave, Loch Sheldrake.
3. PERENNIAL PARK – SBL- 11-1-29.1 – Continued review site plan review to develop a 66unit Duplex development. Zone: R, Acres: 30.56A Location: Edgewood and Whipple rd.
4. 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.

NEW BUSINESS:

1. WILSON, SBL: 61-1-19.5/19.6 – Requests Lot line adjustment to add .655 acres to neighboring lot. Zone: AG, Acres: 3.17, Location: 102 & 114 Ranch Hill Rd.
2. ALADDIN, SBL: 14-1-33.4 – Requests site plan review to demolish and replace existing pool, demolish (2) 1-family units and replace with a larger 2-family unit, and construct a 45'x55' addition to the shul basement. Zone: R-AG, Acres: 36, Location: 203 Hasbrouck Rd, Woodbourne.
3. MITTEER ROAD, SBL: 26-1-64.2 – Requests conceptual review of cluster subdivision. Zone: AG, Acres:157.8, Location: Mitteer Rd, Hurleyville.

Jen Edwards, Planning Board Secretary

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