

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



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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 ZONING BOARD MEETING –September 21, 2023

The work session will begin at 6:30 p.m. to discuss items on the agenda with the meeting to commence at 7:00 p.m. The public can attend via telephone by dialing (929 205 6099 (New York) Meeting ID: [948 7897 4605](#)).

ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

OLD BUSINESS:

1. YESHIVA GEDOLAH ZICHRON MOSHE- SBL: 39B-1-15, 39-1-6.1/6.2 – Continued review of use variance for construction of a synagogue and elementary school for K-8 boys, as well as an area variance to increase lot coverage. Zone: R, Acres: 7.46. Location: Yeshiva Lane, South Fallsburg.

NEW BUSINESS:

1. HYCHEL HATORAH OF WILLIAMSBURG – SBL: 12-1-69 - Requests area variance to permit the installation of a 16'x60' (960sf) manufactured home for use as a caretaker dwelling. The manufactured home was originally constructed in 2004, zoning law requires 12 years or newer. Zone: REC, Acres: 50. Location: 160 Divine Corners Rd.
2. MONGIELLO SULL CO REAL EST LLC (FORMAGGIO) – SBL: 11-1-22 – Requests area variance for front setback reduction from 75' to 51' to add electrical room. Zone: I, Acres: 5.80. Location: 250 Hilldale Rd.
3. KIRYAS BIRECH MOSHE INC – SBL: 14-1-33.4 - Requests area variance to allow 103% expansion of the existing footprint and construct a 45'x55' (2,493sf) basement addition to the shul. Demolish (2) 1-family units and replace with (1) 2-family unit. Zone: R-AG, Acres: 36.08, Location: 203 Hasbrouck Dr. Woodbourne.

No new applications will be heard after 10:00 p.m.