

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX:(845) 434-5883

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 November 9, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, November 9, 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:

Discussion items & Recommendations:

1. Increasing maximum lot coverage requirements in the Business and Industrial districts.
2. Introductory local law to rezone certain lands in the Loch Sheldrake area to the Business zoning district

PUBLIC HEARING:

1. THE EMPRESS – SBL# 17-1-30.1/31/32/34.1/18-1-10.1

OLD BUSINESS:

1. ALADDIN, SBL: 14-1-33.4 – Continued review of site plan 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.
2. PERENNIAL PARK – SBL- 11-1-29.1 – Continued review of site plan to develop a 66unit Duplex development. Zone: R, Acres: 30.56A Location: Edgewood and Whipple rd.
3. THE EMPRESS – SBL# 17-1-30.1/31/32/34.1/18-1-10.1 - Continued review of site plan 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.
4. WESTBOURNE ESTATES – SBL# 21-1-42.1/42.3/42.4/42.5/43/44.1/27-1-8.1 – Continued review Phase 2. Zone: R. Acres: 102. Location: SR 42, Woodbourne.
5. SAPPHIRE DEVELOPMENT – SBL: 44-1-15.1 – Requests site plan amendment to remove access road out of Mountaindale Park entrance. Zone: Acres: 159.94. Location: 152 Post Hill Rd.
6. SUNNY ICEBERG (METRO PLAZA) - 17-1-39.1/39.3/51.3 – Requests a 6-month extension on a previously approved site plan. Zone: R & B. Acres: 17.80. Location: SR 52, Loch Sheldrake. Cross Roads: Karmel Jacobs Rd.
7. MITTEER ROAD, SBL: 26-1-64.2 – Continued review of cluster subdivision. Zone: AG, Acres:157.8, Location: Mitteer Rd, Hurleyville.
8. LUXOR JUNIOR – SBL: 12-1-41.5 - Requests continued review. Zone: PUD. Acres: 41.62. Location: Maplewood Ave, Loch Sheldrake.
9. HASBROUCK ESTATES – SBL: 12-1-30.1 - Requests a 6-month extension on a previously approved site plan. Zone: R. Acres: 30. Location: Hasbrouck A Rd., Loch Sheldrake. Cross Roads: Zimmerman Rd.

NEW BUSINESS:

1. EVERGREEN INNER CIRCLE: SBL: 11-1-11.2 – Requests site plan amendment to relocate the trash compactor. Zone: R. Acres: 36.07. Location: Loch Sheldrake.

Jen Edwards, Planning Board Secretary

jedwards@fallsburgny.com, codeclerk@fallsburgny.com, gpitula@fallsburgny.com