

**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 October 12, 2023

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, October 12, 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. ALADDIN, SBL: 14-1-33.4
2. LAKELAND ESTATES NORTH- SBL:53-4-7.1
3. LAKELAND ESTATES SOUTH- SBL:54-2-2,54-2-8.7
4. LAKESHORE DUPLEX DEVELOPMENT - SBL# 17-1-3/12-1-41.1
5. MOUNTAINDALE HEIGHTS - SBL: 42-1-19.2

OLD BUSINESS:

1. ALADDIN, SBL: 14-1-33.4 - Requests site plan approval 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. 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. 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. 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. LAKELAND ESTATES NORTH- SBL:53-4-7.1 - Requests continued review of a 15-lot sub-division. Zone: HR. Acres: 7.69. Location: Lakeland Drive and Morris Drive, South Fallsburg.
6. LAKELAND ESTATES SOUTH- SBL:54-2-2,54-2-8.7 - Requests continued review of a 4-lot sub-division. Zone: HR. Acres: 8.89. Location: Lakeland Drive and Morris Drive, South Fallsburg.
7. 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.
8. CAMP KRULA - SBL: 39-1-86.1 - Requesting site plan amendment on a previously approved site plan. Zone: AG. Acres: 16.08. Location: 5405 SR 42, South Fallsburg.
9. LAKESHORE DUPLEX DEVELOPMENT - SBL# 17-1-3/12-1-41.1 - Requests continued review for a 56 unit duplex development with a community building and pools. Zone: HR. Acres: 23.1. Location: SR 52, Loch Sheldrake. Cross Road: Karmel Jacobs Rd.
10. MOUNTAINDALE HEIGHTS - SBL: 42-1-19.2 - Requests site plan approval to subdivide 7.25 acre parcel into 9 individual lots (previously approved but expired). Zone: R. Acres: 7.25. Location: Mountaindale Rd and Old Turnpike Rd.
11. LUXOR JUNIOR - SBL: 12-1-41.5 - Requests continued review. Zone: PUD. Acres: 41.62. Location: Maplewood Ave, Loch Sheldrake.

NEW BUSINESS:

1. KYS BUNGALOWS SBL: 44-1-55 - Requests site plan approval to renovate existing bungalows for seasonal use, construct large structure in back to a Shule (work has been done) and add entrance decks. Zone: R, Acres: 10.34. Location: Mountaindale.
2. SST MANAGEMENT CORP SBL: 17-1-1.3 -Requests review of special site permit to convert existing business into gas station. Zone: B, Acres: .89 Acres. Location: Rt52 Loch Sheldrake.