

APPLICATION FOR SUBDIVISION APPROVAL  
TOWN OF FALLSBURG  
FORM 92A

Name of Proposed Development: 290 Laurel Ave Duplexes

Applicant Name, Address, Phone	Architect/Engineer/Surveyor Name, Address, Phone
<u>290 Laurel Ave LLC. c/o Shulem Kessler</u>	<u>Kirk Rother, PE.</u>
<u>199 Lee Ave Suite # 745</u>	<u>5 Saint Stephens Lane</u>
<u>Brooklyn, New York 11211</u>	<u>Warwick, New York 10990</u>
	<u>845-988-0620</u>

Owner (if different proxy form is needed): \_\_\_\_\_

Ownership Intentions: Lot line change with adjoining lots 36-1-33.7 and 36-1-33.6

Location of Site: 290 Laurel Avenue Fallsburg, N.Y.

Tax Map Description: SBL : 36-1-33.1 & 36-1-33.7 & 36-1-33.6 Zoning District: R-1

Total Acres of Subdivision: \* See Note Below Total # of Lots: 3

Will Development Be Phased? No SEQRA: Short Form: X Long Form: \_\_\_\_\_

FEE SCHEDULE: ALL FEES MUST BE PAID PRIOR TO APPEARANCE

Conceptual Review (optional):

Preliminary Approval:	Simple \$100.00 review plus \$50 per lot	Amount: \$ _____
	Major \$100.00 review plus \$100 per lot	Amount: \$ _____
Final Approval:	\$100.00 review plus \$50 per lot	Amount: \$ _____
	Major \$100.00 review plus \$100 per lot	Amount: \$ _____

(Ten (12) Sets of Information, i.e. plans, SEQRA are required)

STIPULATIONS THAT MUST APPEAR ON ALL SUBDIVISION MAPS:

1. There will be no further subdivision without Town of Fallsburg Planning Board Approval.
2. Percolation test locations and results (if percolation test results are poor, actual sewer design must be shown on the map).
3. (After field Verification) Utilities (Electric) are or are not available to each lot.
4. Each homeowner shall be provided with a copy of the approved subdivision map.
5. Where future property owners propose to relocate septic systems in excess of 200 feet away from the plan locations shown on this sheet, an additional percolation test and deep test pit shall be performed by the Engineer in the new location, with the results submitted to the Town of Fallsburg Building Department prior to issuance of a building permit.

Technical Review Completed \_\_\_\_\_ Where needed, consultation with County, State and Federal Agencies \_\_\_\_\_

\* Transfer 0.61 acres from Tanning, INC. 36-1-33.7 to Laurel Ave, LLC 36-1-33.1 and transfer 0.61 acres from 260 Laurel Ave, LLC. to Tanning, INC.