

**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC

5 SAINT STEPHENS LANE  
Phone (845) 988-0620

WARWICK, NY 10990  
Email krother@kirkrother.com

March 29, 2017

Arthur Rosenshein, Chairman  
Town of Fallsburg Planning Board  
5250 Main Street  
South Fallsburg, NY 12779

**Re: 290 Laurel Ave Duplex Development**  
**Laurel Avenue**  
**South Fallsburg, NY**



Dear Mr. Rosenshein:

Enclosed please find 13 copies of 290 Laurel Ave Site Plan sets, Sheets #1 through #5. The remaining sheets in the set consist of Construction Details and Technical Specifications and have not been submitted in the interest of saving paper.

This project has been exempted from the Town's moratorium on building. Accordingly, the matter is submitted to the Planning Board to continue with the Site Plan approval process. Also attached is a chronology of the project's progress through the Planning Board to date.

Kindly place this matter on the April 2017 Planning Board for continued discussion. Should you have any questions, or require any additional materials, please feel free to contact our office.

Respectfully,

Kirk Rother, P.E.

KR:bc  
Enclosures  
cc: Client w/enc.

## 290 Laurel Ave Chronology

May – 2015: Contacted by the applicant about possible development of the 290 Laurel Avenue property. Maps of the property not available at the time. Performed preliminary zoning review. Boundary and topographic survey would be needed to prepare a site development plan.

July 30, 2015: Boundary and topographic surveys as prepared by a Licensed Land Surveyor were delivered by the Applicant. Authorized to prepare a conceptual development plan alternatives.

August – September 2015: Zoning analysis, slopes analysis, prepare multiple concept development plans with input from Applicant. Discussed need to secure additional acreage for Duplex development to bring total acreage to 10 gross acres as required by Code. Applicant would pursue options to acquire additional land.

September 17, 2015: Advised by applicant that adjoining property owner would agree to lot line change conveying additional acreage needed to 290 Laurel Ave. Advised applicant that a survey of the adjacent parcel would be needed for the Lot Line Change application and to finalize site plan concept.

September – October: Perform slope analysis based on topographic survey; prepare sketch alternatives assuming acreage would be secured from adjoining neighbors. Waiting on survey of adjoining property.

October 28, 2015: Received survey map of adjacent parcel.

November – December 2015: Finalize site development plan sketch; prepare Lot Line Change plat; prepare Planning Board application packet; Prepare Environmental Assessment Form.

December 30, 2015: Submittal to Planning Board for January 2016 agenda.

January 14, 2016: Planning Board appearance as new business. General sketch approval. Instructed to attend staff meeting to discuss some zoning issues. Need to obtain proxy statements for Lot Line change.

February 2016: Plan revisions. Dialog with applicant attorney regarding zoning: gross vs. net acreage, lot coverage calculations and slopes calculations.

February 18, 2016: Attend Planning Board Staff meeting. Discuss zoning related matters. Instructed to provide additional calculations and return to another Staff meeting.

March 2016: Perform additional calculations with regards to slopes and lot coverage. Add more detail to the plans. Plan revisions per staff meeting such as relocating shared dumpster. Pool location.

March 17, 2016: Attend Planning Board Staff meeting. Reach consensus with Staff about zoning analysis as relates to gross vs. net acreage, lot coverage and slopes calculations.

March 30, 2016: Plan revisions per staff meeting comments in weeks after staff meeting. Preliminary site plan design. Submit plans for April Planning Board meeting and Public Hearing.

April 14, 2016: Planning Board public hearing and discussion under Old Business.

May – June 2016: Detailed engineering design; Design road in plan and profile; Grading plan; sewer main and profile with rim and invert calculations; water main design; Driveway sight distance measurements; Erosion control plan; Drainage Analysis; Begin SWPPP preparation; Hire Landscape Architect for preparation of Landscaping Plan; Prepare Lighting Plan; Prepare construction detail sheets; Work with applicant on ARB submittal.

June 22, 2016: Submit application to Town of Fallsburg Architectural Review Board with color renderings of buildings and Landscape Plan prepared by Landscape Architect for July ARB agenda.

June 27, 2016: Submit designed site plan to Planning Board for July Planning Board agenda.

February 2017: Submit drawings and attend ARB meeting.

March 2017: Site plan revisions and building design revisions per ARB comments.

March 22, 2017: Submit revised plans and elevations to the ARB for the April 2017 agenda.

March 29, 2017: Submit latest revised plans to Planning Board.