

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 3/17/2016 **SBL#** 36.-1-31.1 **MAP DATE:** 2/18/16

PROJECT NAME: 290 LAUREL AVENUE

PRESENTORS: K. ROTHER, J. ZEIGER

ATTENDANCE: K. ELLSWORTH, W. ILLING, R. GENESLAW, M. MESSENGER

PLEASE CHECK ALL THAT APPLY

Concept Plan _____ Informal Discussion _____ Subdivision Site Plan Amended Site Plan _____

Special Permit _____ Preliminary _____ Final _____ ARB _____

Application ready for Board? Yes No _____ .

SEQRA Status: SUBDIVISION AND REALIGNMENT OF PROPERTIES / DUPLEX DEVELOPMENT

FAILURE TO PAY OUTSTANDING FEES MAY RESULT IN THE DENIAL OF APPLICATION OR REFUSAL TO CONTINUE PROCESSING
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Remarks:

1. 10 Acres can be used to create a duplex development
2. 1.6 acres is over the 20% slope
3. Dedication for sidewalks may be requested for Laurel Ave,
4. Fire Flow should not be an issue
5. Unit 1 may be too close to the road
6. Need to show pool equipment location and fencing
7. Grinder is needed
8. Developer to look at common open space section 310-5.30 A(1)
9. Extensive discussion on section 310-5.30 2 E regarding gross lot area. Paula and Jay to discuss.