

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 4/26/2017 **SBL#** 36.-1-31.1 **MAP DATE:** 2/18/16

PROJECT NAME: 290 LAUREL AVENUE

PRESENTORS: J. RAMUS, J. ZEIGER

ATTENDANCE: K. ELLSWORTH, K. ELLSWORTH, W. ILLING, M. GIURASTANTE, 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. At the April Planning Board meeting the Board ask Keystone traffic engineer to look at the project. We will wait for the report
2. The work session group asked for all two-way roads on this project. 20' of pavement with 2' shoulders
3. Refer to code section 310-8.3 (C) for parking requirements adjust your plan to meet the code if needed
4. A full set of drawings needs to be mailed to keystone for engineering review. Please also send a site plan to Mari for her review.
5. The SWPPP is almost done and should be sent with the plans. Make sure you are using Type 2 storm and the correct P values
6. ARB approval of elevations has to match the grading plan presented in the drawings
7. The water tap is on the high-pressure side. Please contact Will's office to get information for a pressure reducer
8. Kirk will need records of pressure for his engineering reports
9. The dumpster location does not seem to be in a good location. Please modify so the garbage can be picked up without other vehicle traffic in the way.
10. Will there be a care takers unit?
11. What will you be doing with the stumps?
12. The lots need to be combined as a condition of approval
13. Mari to review the EAF
14. A grinder is needed.