

**Robert Geneslaw Co.**

PLANNING AND DEVELOPMENT CONSULTANTS

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**MEMORANDUM**

TO: FALLSBURG PLANNING BOARD

FROM: ROBERT GENESLAW

SUBJECT: 290 LAUREL AVENUE, SITE PLAN, SBL# 36-1-33.1

DATE: APRIL 14, 2016

C: MOLLIE MESSENGER, CODE ENFORCEMENT OFFICER  
DENISE MONFORTE, PLANNING BOARD SECRETARY  
WILL ILLING, P.E., TOWN ENGINEER  
PAULA KAY, ESQ, PLANNING BOARD ATTORNEY  
KENNETH ELLSWORTH, P.E., KEYSTONE ASSOCIATES  
KIRK ROTHER, P.E., (FOR THE PROJECT SPONSOR)  
JAY ZEIGER, ESQ, (FOR THE PROJECT SPONSOR)

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This is an application for site plan approval for a site on the east side of Laurel Avenue just north of its intersection with Laurel Park Road. A subdivision plat or Multiple Lot Line Change Plat will also be necessary. We have reviewed a "revised site plan" and a "Multiple Lot Line Change Plat" both prepared by Kirk Rother, P.E., dated rev. 3/21/16.

Our comments:

1. Prior to final approval the Multiple Lot Line Change Plat should carry the seal of a licensed surveyor.
2. The intersection of Laurel Avenue and Laurel Park Road has difficult sight lines and traversing the intersection will become increasingly difficult as traffic volumes increase. Some realignment may be necessary. Two suggestions for the Board to consider:
  - a. On the Multiple Lot Line Change Plat, request that applicant provide a road widening strip along the frontage of all the lots along the east side of Laurel Avenue, which the applicant has already offered; and
  - b. Discuss with the applicant the potential of the Town acquiring the southerly triangular portion of the tax lot to provide some of the land

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area that would be needed for a “T” intersection. We do not see this suggestion as a condition of approval but rather as an opportunity to open a conversation. If the Board is interested in pursuing this suggestion it should be referred to Keystone for their traffic engineer to review.

3. There have been extensive conversations between Paula Kay and Jay Zeiger covering various elements of the bulk regulations. We will defer comments until we know the result of these conversations.