

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC

Office Copy

5 SAINT STEPHENS LANE
Phone (845) 988-0620

WARWICK, NY 10990

December 30, 2015

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

**Re: 290 Laurel Ave Duplexes
Laurel Avenue, South Fallsburg
Our Project #15128.0**



Dear Chairman Rosenshein:

In reference to the above, enclosed please find the following:

- 12 – Site Plan
- 12 – Short EAF Part 1 & 2
- 12 – Application Form
- 1 – Check in the amount of \$100.00

The project proposes a new Duplex development comprised of 11 new buildings, or 22 new units, within the Town of Fallsburg R-1 Zoning District. The property is currently vacant land and approximately 9.4 acres in size. The parcel lies entirely within the Town's sewer and water districts.

To increase the lot size to 10 acres, the minimum required for duplex type developments, a lot line change is proposed with an adjoining property. A sketch lot line change plat is include in the submittal.

Kindly place this matter on the next available Planning Board agenda for discussion. Should you have any questions, or require anything further, please feel free to contact our office.

Respectfully,

A handwritten signature in black ink, appearing to read "Kirk Rother".

Kirk Rother, P.E.

Enclosures
Cc: Client w/enc.

KIRK ROTHER, P.E.

CONSULTING ENGINEER, PLLC

5 SAINT STEPHENS LANE

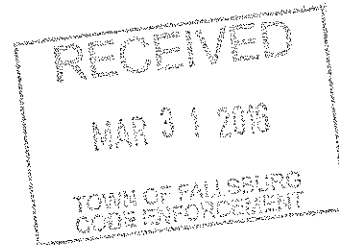
WARWICK, NY 10990

Phone (845) 988-0620

March 30, 2016

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

**Re: 290 Laurel Ave
Duplex Site Plan
Our Project #15128.0**



Dear Chairman Rosenshein:

In reference to the above, enclosed please find the following:

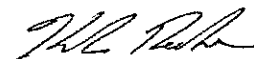
- 12 – Revised Site Plan
- 12 – Revised Multiple Lot Line Change Plat

Plans have been revised per comments received at the Feb 18, 2016 and March 17, 2016 Planning Board Staff meetings. Following are the specific changes per the comments:

- Steep Slopes over 20% have been delineated and shown on the plan (shaded areas).
- The permitted density calculation has been revised to subtract steep slopes at a rate of 50% to arrive at a net lot area of 9.2 acres. This results in a maximum of 27 dwelling units permitted on the ten acre parcel. 22 units are proposed.
- Steep slopes have been subtracted at a ratio of 100% for the purpose of percent lot coverage calculation. To keep the project under the 25% lot coverage maximum, the northerly portion of the of the loop road has been narrowed to 15 feet and made one way. Some of the surplus parking in the area of the community center has also been removed. The resultant percent lot coverage is now 24.6%.
- A calculation of the common open space and recreation area requirements as been added to the plan. The areas designated as such have also been identified.
- A pool equipment room has been added.
- The dumpster location has been revised per the Applicant's request.
- Building #1 has been shifted slightly so as to provide a minimum of 16 feet to the edge of the proposed access roadway.
- On the lot line change plat, the area along Laural Ave is proposed to be offered to the Town for highway purposes.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Kirk Rother".

Kirk Rother, P.E.

Enclosures

Cc: Client w/enc.