

Robert Geneslaw Co.

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MEMORANDUM

TO: FALLSBURG PLANNING BOARD

FROM: ROBERT GENESLAW

SUBJECT: RACHVES II – SBL# 14-1-31/21-1-2.1 – CONTINUED SEQR REVIEW FOR THE DEVELOPMENT OF A MIXED RESIDENTIAL COMMUNITY OF DUPLEX AND SINGLE FAMILY UNITS FOR A TOTAL OF 50 BUILDINGS FOR 99 UNITS

DATE: FEBRUARY 10, 2016

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

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We received a packet of information for this application on Feb 3rd and our review is in process. The materials received include a 9 sheet set of site plan drawings, and a Full Environmental Assessment Form Part 1 (received incomplete form). Once we receive the complete EAF, we will review for the March meeting.

A. State Environmental Quality Review Act (SEQR)

1. At the January meeting the Board indicated its intent to be lead agency, and preliminarily classified the action as unlisted. We need verification that the lead agency notice was circulated..
 2. The next step of the SEQR process would be for the Board to review the Full EAF once available and complete the EAF Part 2. We anticipate both could be accomplished at the March Meeting. Upon the review of the EAF Part 2 it could be determined what next steps in SEQR should be followed. We anticipate the need for an EAF Part 3 . but we would have a better idea once the Full EAF has been received. .
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B. Site Plan for Rachves II, prepared by Kirk Rother, P.E., Consulting Engineer, P.L.L.C., dated rev. 1/21/16 initial review

1. Sheet 1 Overall Site Plan

- a. A metes and bounds survey is needed for the NYSEG easement as part of the plan set, in particular, the plan shows an "approximate utility easement" location based on aerial topography, which passes thorough approximately 23 proposed parking spaces, the edge of the community center and an interior roadway, so it is important that the easement location be accurate..
- b. For Clarity label and provide dimensions for yards and setbacks.
- c. Add interior fencing if proposed
- d. Will floodplain limit continue to be shown as "approximate" or be further refined?