

**TOWN OF FALLSBURG**  
Planning Board Work Session

**PBWS MEETING DATE:** 4/26/2017      **SBL#** 42.-1-11.1      **MAP DATE:** Duplex& Single

**PROJECT NAME:** MOUNTAIN ACRES (formerly Mountaindale Estates)

**PRESENTORS:** J. PJAU, N. KANOVSKY

**ATTENDANCE:** A. ROSENSHEIN, K. ELLSWORTH, K. ELLSOWRTH, W. ILLING, M. GIURASTANTE, P. KAY,  
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:  CONTINUED REVIEW OF SITE PLAN APPLICATION

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

Remarks:

1. We discussed the Private road specifications and the public road specifications.
2. Joe to look at code section 310-8.2 (c) for parking and apply it to the site where applicable
3. This project will follow the duplex development laws. Please check clubhouse requirements for occupancy and parking
4. The recreation facilities need to be constructed during the first phase of construction of the project
5. Phase 1 will be a total of 80 homes
6. The cut and fill on the site is balanced
7. Stumps will be ground or carted off site
8. Joe to do a tax map aerial to show town wells in relation to the project
9. Traffic study has been requested to be updated. Joe has asked for a scope of work to update
10. The SWPPP needs to be updated
11. The project does have a sign off from SHIPPO
12. Joe to check to see if the endangered species have changed in the area
13. The wetlands seem to be the same
14. The storm water pond may be too close to the Town wells. Please check proximity
15. The grading plan needs to match the elevations from the ARB approval