

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 7/20/2017 **SBL#** 42.-1-11.1 **MAP DATE:** 6/26/17

PROJECT NAME: MOUNTAIN ACRES (formerly Mountaindale Estates)

PRESENTORS: J. PJAU, N. KANOVSKY

ATTENDANCE: A. ROSENSHEIN, K. ELLSWORTH, K. ELLSOWRTH, 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: CONTINUED REVIEW OF SITE PLAN APPLICATION

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

1. Joe Pfau to send project traffic engineer to staff and Town Consultants
2. Information on the exiting well needs to be provided
3. Current map shows a new well location for a new well. The developer has said they will provide the land for the new well but they will not be drilling a production well. The Town will need to drill the well.
4. Developer to bring ARB approved elevations to the next Planning Board meeting
5. Planning Board asked for written confirmation of water and sewer for the project
6. Developer has not heard back from National Heritage regarding endangered species yet
7. Revised EAF was submitted
8. The construction of the recreation areas needs to be in the first construction phase
9. The maps need to list the construction phasing in detail
10. The bedroom count for in and out of district needs to be provided
11. Developer to provide certified receipt of plans sent to the fire department
12. New plans will be coming to the Town for review next week
13. The single one-way road that was on the site plan will be changed to a two-way road
14. The will need county driveway permit.
15. The draft resolutions are being drafted