

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 9/28/2017 **SBL#** 42.-1-11.1 **MAP DATE:**

PROJECT NAME: MOUNTAIN ACRES (formerly Mountaindale Estates)

PRESENTORS: N. KANOVSKY, J. PFAU, JT DOYLE

ATTENDANCE: K. MAHLER, K. ELLSWORTH, K. ELLSOWRTH, W. ILLING, 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: Discuss engineering comments and submissions for signature _____

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

Remarks:

1. Fire protection such as hydrants and water supply will not be operating during construction. It will be fully functional prior to CO
2. The Hydrant by the Anderman's is not working correctly, DPW to look into
3. The hydrant system will be a loop system
4. Joe gave Ken a copy of the water report at the meeting
5. Please order yellow hydrants with specific pumper nozzle
6. Please provide actual fire flow calculations to certify that 25' separation can be used
7. There may be 3 story units that will require sprinkler systems
8. The revised site maps and SWPPP need to be provided to Keystone for review
9. JT Doyle will coordinate the construction project and communicate with the Town.
10. All stumps will be ground
11. Please be prepared to provide a cons. phasing plan for the preconstruction meeting
12. Review SWPPP requirements, if disturbing more than 5 acres at a time.
13. Joe's office is responsible for construction inspection weekly, reports and utility installation inspections.
14. There is not any information that can be provided on the existing well
15. The Town needs to own the land the well is on and the 200' around it if the developer is going to offer this location.
16. The survey needs to be completed on the site map

17. A fee development memo will be generated after the site plans are approved by Keystone. All fees need to be paid prior to the Chairman's signature. 80 homes in the district at 5 bedrooms each. 60 homes out of district with 5 bedrooms each.
18. The addition of bedrooms more than on the approved plans will require Planning Board approval.
19. What number of bedrooms is the sewer and water comps based on?
20. Please speak to Jacob about the need for a parent parcel
21. The water and sewer extension still needs to be filed
22. A sewage grinder needs to be added to the plans
23. The developer needs to apply for a County work permit.
24. Joe please send traffic email to Ken as discussed at the meeting
25. Joe please review and respond to the site distance issue referenced at this meeting from the traffic report
26. The grading plan needs to be show that the grade adjacent the home comes out at least 3' before it drops away from the foundation.