

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 6/15/17 **SBL#** **MAP DATE:** 7/24/13

PROJECT NAME: MOUNTAIN STREAM VILLAS

PRESENTORS: J. ZEIGER, A. BERKOVIC

ATTENDANCE: K. ELLSWORTH, K. ELLSWORTH, G. SARVIS, A. ROSENSHEIN, P. KAY, 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: CONCEPTUAL SITE PLAN AFTER ZBA DUPLEX APPROVAL

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

1. Mari to look at the old file and Bob Geneslaw's notes to see if all was addressed in the plan
2. Keystone to review new plan
3. Jim bates needs to delineating the wetlands both DEC and ARMY CORP
4. Can only have 93 units per the stipulated agreement
5. Following duplex law- 6 bedrooms max
6. Lot consolidation needs to be applied for in the Assessor's office
7. They will be installing a package plant for the sewer
8. NOI was never filed so they will be following the new SPEDES rules
9. Wells on site- testing was done- need monitoring plan that was used
10. Monitor 2000' of the surrounding area for the wells
11. Review ARB law when orienting the buildings. Also, make sure that the ARB proposal for the building elevations meets the grading plan on the site plan.
12. Review Keystone memo for updated studies
13. ZBA April 20, 2017 for approval of Duplex law.