

**PLANNING BOARD
TOWN OF FALLSBURG
NEW PINES VILLAS
DRAFT SITE PLAN APPROVAL RESOLUTION
ADOPTED _April 12, 2018_____**



WHEREAS, the Town of Fallsburg Planning Board has a proposal for Site Plan approval for the construction of seventy-four (74) duplexes including a men's and women's swimming pool, community building, handball and basketball courts, six (6) gazebos, three (3) playground areas, and caretaker's unit, referred to as the Project, situated in the Town of Fallsburg, Tax Map SBL No. 39-1-88.1 and 96.3

WHEREAS, the Planning Board has followed and complied with the applicable standards of the New York State Environmental Quality Review Act, SEQRA 6 NYCRR 617.6 and was designated lead agency for coordinated environmental review on ___9/14/17___; coordinated the review, classified the action as unlisted, and notified interested and involved agencies (none of which objected). The Applicant completed a Short Environmental Assessment Form, and the Board completed Part 2, a public hearing was held on 9/14/17, and it was determined that the Project will not have a significant impact on the environment and adopted a Negative Declaration at the ___4/12/18__ meeting; and

WHEREAS, the purpose of the Site Plan approval is to construct seventy-four (74) duplexes with the above amenities; and

WHEREAS, the Planning Board reviewed all of the information and documentation developed for the Project, A last review of plans and supporting material will be made by staff to confirm that all requested changes have been made and conditions have been met, including:

1. Changes requested by Planning Board members prior to the approval vote.
2. Comments from Code Enforcement Officer during the approval process.
3. Comments from Superintendent of Public Works during the approval process.
4. Comments from Planning Board attorney during the approval process with the exception of review of legal documents.
5. Payment of all fees in accordance with Town fee schedule.
6. Payment of any outstanding consultant escrow fees.
7. Offer of dedication to Town of land or easements for roads, utilities, etc., that may be shown on the plan or determined to be necessary by the Superintendent of Public Works. This includes, but is not limited to an easement from Laurel Avenue to the water meter pit.
8. Payment of money in lieu of land fees for parks at the current rate.
9. Resolution of any comments from Keystone Associates Architects, Engineers and Surveyors, LLC relating to Site Plan approval.
10. Implementation of all mitigation elements referred to in the Environmental Assessment Form and the Negative Declaration as adopted by the Planning Board ___4/12/18__.

11. All wells on the property need to be decommissioned in accordance with the New York State Department of Health requirements prior to issuance of a certificate of occupancy.
12. Planning board approved a parking waiver from 278 to 255.
13. Construction variations in ARB or Planning Board approval may require additional board approvals.
14. Prior to Building Permits being issued for the homes, the development road contours must be field checked against the approved site plan. Should there be variations between the field check and the maps, the Engineer of Record will need to resolve the discrepancy with the Town Engineer prior to building permits being issued.
15. Formation of a transportation corporation to own and operate the shared sewer line with Tribeca.
16. Prior to building permits for homes, all third-party approvals need to be obtained, including, if required, the approval of the shared sewer line by the DEC and the Delaware River Basin.
17. The construction for the modifications to Laurel Avenue Option B will need to be completed prior to permits for the Buildings are issued. Foundations permits can be issued prior.
18. Gamble Road is to be paved to the Town Line in accordance with the Town of Fallsburg specifications prior to Certificates of Occupancy being issued. Such paving shall be approved by the Town Engineer.
19. A draft Association Declaration needs to be submitted to the Town indicating the gravel road will not be paved or plowed from the Town line to the development. However, the road must be plowed by the developer, until the executed Association Declaration is filed with the County and a recorded copy is provided to the Town.
20. Gamble Road Emergency Entrance is not to be used for a construction entrance.
21. The land subdivision for Tribeca Estates, Gamble Estates and New Pines Villas have been filed.

Note: All escrow accounts are to be held by the Town.

NOW, THEREFORE, BE IT RESOLVED, the Town of Fallsburg Planning Board, based on the record before it, including the general, specific and detailed knowledge of the Board of the Project and of the community, hereby determines that the Project should receive Site Plan Approval with certain conditions as enumerated above; and

BE IT FURTHER RESOLVED, that the Planning Board grants Site Plan approval; no site disturbance or construction will take place except for any specific exceptions identified in this resolution until the map has been signed by the Chairman or his designee; and that no building permits will be issued until all conditions are met, unless specific conditions in this resolution have other requirements for implementation.

Dated: 4/12/18



 Arthur Rosenshein
 Chairman of the Planning Board

Vote as follows: 4 For 0 Against 1 Absent