

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 12/6/2017

SBL# 12.-1-26 / 30.1

MAP DATE:

PROJECT NAME: HASBROUCK ESTATES

PRESENTORS: K. ROTHER, J. ZEIGER, N. BERNHACK, K. WERSTED

ATTENDANCE: K. ELLSWORTH, W. ILLING, M. GIURASTANTE, A. ROSENSHEIN, 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: DISCUSSION OF ITEMS NEEDED TO START PROJECT AGAIN

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

1. In 2013 Planning Board agreed on the intersections that are to be studied for the traffic study
2. Ken Wersted is going to work with Gordon Stansbury on the traffic study and see what counts can be reused and if there needs be an updated study
3. Mari to look at the Part 2 and see what needs to be updated.
4. Applicant to fill out new EAF because the forms have changed
5. The sewer is proposed to go through the adjacent lot, then down through the trailer park out to the Town road for municipal sewer.
6. Discussion on if the connections should be made for sewer prior to Zimmerman Road being paved. Applicant should coordinate with the Town
7. DPW thinks water is available for this project. They need to go to Town Board to get the water extension. 36 gpm is needed for the project
8. There are ground water issues that need to be addressed. Kirk and Will discussed a possible solution that should be drawn and presented.
9. A secondary driveway is needed on the site plan

10. The parking needs to be changed to follow the Town code
11. Need to go to ARB
12. Discussion of whether or not we need a concept plan for the adjacent lot prior to moving forward with this site plan. Question of segmentation and if the adjacent lot is viable for a development because of the road access.
13. The site plan needs to be modified to meet the current zoning
14. A sidewalk plan is needed. There may have been a deal with the Town if we give them water then sidewalks will be installed. This needs to be researched
15. Snow storage area is needed in the cul-da-sacs.