

TOWN OF FALLSBURG
Planning Board Work Session

PBWS MEETING DATE: 12/6/17 **SBL#** 39-1-88.1/ 96.3/56-1-4.1 **MAP DATE:** 11/30/17

PROJECT NAME: NEW PINES VILLAS

PRESENTORS: G. SMITH, J. ZEIGER, E. BREZEL

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: SITE PLAN QUESTIONS AND PROGRESS _____

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

Remarks:

1. Tim Miller Associates is drawing the intersection changes to Laurel and Laurel Park and he will work with Gordon and Ken on the design
2. The water is coming from laurel Ave.
3. The sewer is going to tie into Tribeca. Needs easement and agreement with the Town Board
4. Is a transportation Corporation needed?
5. The pressure should be ok for Fire flow based on the calculations from Glenn
6. A caretaker utility building is needed
7. The plan shows grading over the easement line for the driveway. Are they allowed to grade in this area. Who is going to maintain this area. Is an agreement needed? A retaining wall may be needed
8. The landscaping plan is coming from Wasson
9. Where is the gate going for the Gamble Road emergency access? Should the road end in a "T" for turning around at the gate?
10. The as-built for Tribeca is needed
11. Glenn needs to send the Part 2 to Mari
12. Glenn to check peak hydraulic flow for the grinder at Tribeca to make sure it can handle it.