

**TOWN OF FALLSBURG**  
Planning Board Work Session

**PBWS MEETING DATE:** 12/6/17

**SBL#    MAP DATE:**

**PROJECT NAME:** ROYAL ESTATES

**PRESENTORS:** R. WASSON, J. ZEIGER, E. ZISMAN

**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  

<p><b>FAILURE TO PAY OUTSTANDING FEES MAY RESULT IN THE DENIAL OF APPLICATION OR REFUSAL TO CONTINUE PROCESSING</b></p>
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Remarks:

1.    Phase 1 of this project received conditional approval in 2008. 2 models (1 single and 1 double) were built but not connected to utilities. Vested?
2.    The Town did not finish abandoning the road
3.    Phase 2 only got to Public hearing in the Planning Board stages
4.    No NOI was filed so new SWPPP guidelines are needed on the plan and an amendment to the original SWPPP
5.    DEC permit expired for the bridge. Needs to be reapplied for
6.    Wetlands need to be delineated again
7.    The site plan needs to reflect two entrances
8.    The number of units that can be constructed prior to the bridge being built may have to change because of the new code changes
9.    The Edgewood road improvements need to be drawn and approved. When will they be completed?
10.    The project received Neg. Dec. on August 9, 2007. Is this still valid?
11.    Care takers house needs to be added, along with garbage area and snow storage area.
12.    I believe this was developed under the cluster law, now it would be developed under the Duplex law. How do we move forward on expansion of this site plan for additions on individual units? What code will they follow now.