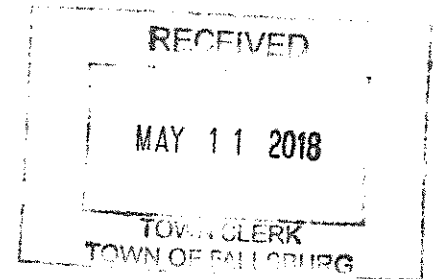


**PLANNING BOARD
TOWN OF FALLSBURG
YESHIVA GEDOLAH
SITE PLAN APPROVAL RESOLUTION
ADOPTED 5/10/18**



WHEREAS, the Town of Fallsburg Planning Board has a proposal for Site Plan approval for the construction of a 62' x 128' classroom building referred to as the Project, situated in the Town of Fallsburg, Tax Map SBL No. 39-1-98.10 located in the R-1 zoning district.

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 environmental review on 9/14/17; classified the action as unlisted. The Applicant completed a Short Environmental Assessment Form, and the Board completed Part 2, a public hearing was held on September 14, 2017, and it was determined that the Project will not have a significant impact on the environment and adopted a Negative Declaration at the 5/10/18 meeting; and

WHEREAS, the Town of Fallsburg Zoning Board of Appeals granted the following at their June 15, 2017 meeting:

1. A use variance to allow a school use in the R-1 Zone.
2. To allow a maximum building height of 48 feet with the condition that no more than 35 feet will be visible from the front yard.
3. Agreed to the HR-1 Zone Bulk Regulations for school uses in the R-1 Zone.

WHEREAS, the purpose of the Site Plan approval is to construct a 62' x 128' classroom building; 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.

8. Resolution of any comments from Keystone Associates Architects, Engineers and Surveyors, LLC relating to Site Plan approval.
9. Implementation of all mitigation elements referred to in the Environmental Assessment Form and the Negative Declaration as adopted by the Planning Board 5/10/18.
10. Prior to Building Permits being issued for the classroom building the contours must be field checked against the approved site plan. Should there be variations between the field check and the maps, the engineering will need to revise the grading plan prior to building permits being issued.
11. Prior to issuance of a Certificate of Occupancy the sidewalk shall be installed from the traffic light to the school as in the approved site plan.

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: 5/11/18

Arthur Rosenshein
 Arthur Rosenshein
 Chairman of the Planning Board

Vote as follows: _____ All _____ For
 _____ Against _____ Absent