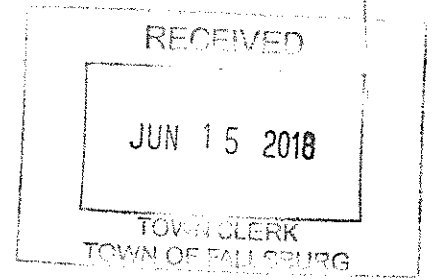


**PLANNING BOARD
TOWN OF FALLSBURG
SAPPHIRE DEVELOPMENT, LLC
SITE PLAN APPROVAL RESOLUTION
ADOPTED
6/14/18**



WHEREAS, the Town of Fallsburg Planning Board has a proposal for Site Plan approval for the construction of seventy (70) single family homes including a men's and women's swimming pool, shul, full size basketball court, caretakers unit and possible softball field, referred to as the Project, situated in the Town of Fallsburg Tax Map SBL No. 44-1-15.1.

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 March 8, 2018 and classified the action as unlisted. The Applicant completed a Short Environmental Assessment Form, and the Board completed Part 2, a public hearing was waived on March 8, 2018 as a public hearing was previously held for this project with approvals granted. The approvals expired, and the applicant is presenting the same project. The Planning Board determined that the Project will not have a significant impact on the environment and adopted a Negative Declaration at the 6/14/18 meeting; and

WHEREAS, the purpose of the Site Plan approval is to construct seventy (70) single family homes with the above amenities; and the subdivision approval is for the dedication of Parcel No. 1 (4.68 ac.) and Parcel No. 2 (34.59 ac.) to the Town, to be added to Mountaindale Park. Also, the dedication of a Conservation Easement (77.73 ac.), east of Braden Brook and the dedication of Parcel No.3 (0.27 ac.) for a right of way along the east side of Post Hill Road (T.R. No. 57).

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. Payment of money in lieu of land fees for parks.

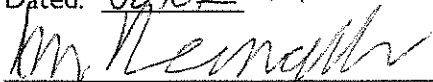
9. Resolution of any comments from Keystone Associates Architects, Engineers and Surveyors, LLC relating to Site Plan approval.
10. Offer of dedication to the Town of Fallsburg, land to be added to the Mountaindale Park as shown on the site plan and subdivision maps prepared by Wasson Engineering. The subdivision is to be filed, with the County, within three months of the signed approval resolution.
11. The documents relating to the dedication of land to the Town of Fallsburg Mountaindale Park are subject to review by the Town Attorney
10. Implementation of all mitigation elements referred to in the Environmental Assessment Form, and the Negative Declaration as adopted by the Planning Board on 6/14/18
11. Construction variations in ARB or Planning Board approval may require additional board approvals.
12. Prior to Building Permits being issued for the homes the development contours must be field checked against the approved site plan. Should there be variations between the field check and the maps, the plans must be updated prior to building permits being issued.
13. Subject to completion of all offsite improvements, whether public or private, prior to issuance of the first building permit, or as determined by the Town Engineer.
14. Max of 6 bedrooms per dwelling unit.

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: JUNE 14 2018



Irv Newmark
Chairman of the Planning
Board

Vote as follows: _____ All
3 For
0 Against
2 Absent

MOTION: GARY JAVORMINA
 Second: Michael Kirtack