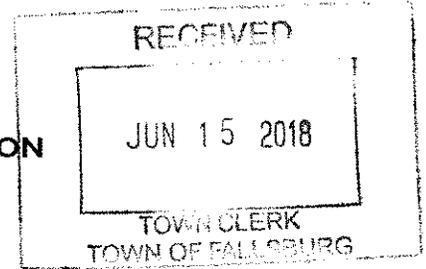


**PLANNING BOARD
TOWN OF FALLSBURG
SAPPHIRE DEVELOPMENT, LLC
SUBDIVISION APPROVAL RESOLUTION
ADOPTED
6-14-18**



WHEREAS, the Town of Fallsburg Planning Board has a proposal for subdivision of a property of 159.94 acres. Three (3) parcels will be dedicated to the town, Parcel 1- 4.68 acres, Parcel 2 – 34.59 acres, and Parcel 3 - 0.27 acres for a total of 39.54 acres. Seventy (70) single family homes will be constructed including a men's and women's swimming pool, shul, full size basketball court, two (2) full size tennis courts, caretaker's unit, and possible softball field. The development will provide a private internal road and will be serviced by municipal water and sanitary sewer. Stormwater is to be handled with a combination of infiltration, detention and overland flow. A Conservation Easement of 77.73 acres is proposed. The above is 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 and notified interested and involved agencies (none of which objected). 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 June 14, 2018 meeting; and

WHEREAS, the purpose of the subdivision plat approval is to create separate lots so that a portion of the property may be dedicated to the Town to be added in Mountindale Park (Parcels No.'s 1 and 2); and for a right of way along the Post Hill Road (T.R. No. 57, Parcel No. 3).

WHEREAS, the Planning Board reviewed all of the information and documentation developed for the Project, as noted in the site plan resolution adopted on June 14, 2018 the applicable conditions of which also apply to this subdivision approval. 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.

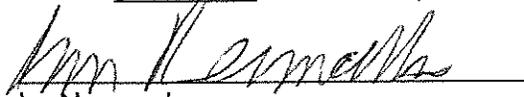
7. Offer of dedication to Town of land or easements for roads, utilities, etc., that may be shown on the plan or determined to be necessary by the Superintendent of Public Works. This includes but is not limited to an easement from T.R. # 57 Post Hill Road to the Master Meter Pit.
8. Payment of money in lieu of land fees for parks at the current rate.
9. Resolution of any comments from Keystone Associates Architects, Engineers and Surveyors, LLC relating to subdivision approval.
10. Implementation of all mitigation elements referred to in the Environmental Assessment Form and the Negative Declaration as adopted by the Planning Board on June 14, 2018.

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 Subdivision Approval with certain conditions as enumerated above; and

BE IT FURTHER RESOLVED, that the Planning Board grants subdivision 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 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: 3 All For
 0 Against
 2 Absent

MOTION: GARY TAVORMINA
 Second: Michael Kirtack