RECEIVED
MAR 20 2019
TOWN OF FALLSBURG
CODE ENFORCEMENT

APPLICATION FOR SITE PLAN APPROVAL
TOWN OF FALLSBURG

Date: 3/20/19

Zone: B Total Acres of Site .05 SBL #: 24-3-2.2

Name of Proposed Development: CAFE CHOCOLAT

Applicant Name, Address, Phone
~~Cafe Chocolat~~ YOSAIF KROHN
441 State Rte 52
Fallsburg, NY

Architect/Engineer/Surveyor Name, Address, Phone
Horton Associates - Wurtsboro 888-424
Clapper Structural Engineering
Saugerties, NY 943-9601

Owner (if different): Yosaif Krohn

Ownership Intentions:

Location of Site: 441 State Rte 52, Fallsburg, NY

Type and Number of Units:

_____ Single Family _____ Multi Family _____ Condominium
_____ Apartments _____ Mobile Homes ✓ Other

Explain: EXPANDING CAFE TO UPPER FLOOR + PREP ALE,

Will the development be phased?

Fee Schedule
(All Fees Must Be Paid Prior To Appearance)

Conceptual Review: $100.00
(All projects may be first presented as conceptual)

Site plan Approval: $100.00 review plus $100.00 per residential dwelling unit or $100.00 per 1,000 s.f.

Total Fee Amount Due: $ 100 **Total Paid: $** 100 **Date:** 3/20/19

✓ # 931

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: YOSAIF KROHN CAFE CHOCOLAT

Project Location (describe, and attach a location map): 441 STATE ROUTE 52, WOODBOURNE NY

Brief Description of Proposed Action:

EXPANDING CAFE TO UPPER FLOOR + PREP AREA

Name of Applicant or Sponsor: YOSAIF KROHN	Telephone: 914 523-8781 E-Mail: YBJOSHUA KROHN
Address: OFFICE - 12 MEDOW LN	
City/PO: MONSEY	State: NY Zip Code: 10952

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? .05 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☑	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☑	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☑	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☑	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Yehoshua Kronn Date: 3/20/19

Signature: YEHOSHUA KRONN

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

THIS FORM MUST BE FILLED OUT IF YOU ARE GIVING SOMEONE ELSE PERMISSION TO ACT ON YOUR BEHALF DURING CONSTRUCTION

OWNERS PROXY

(Owner) Yosaif Krohn deposes and states that he/she resides at:

146 Beach 94th st Apt 8C
Far Rockaway NY 11691

And that he/she is the owner of the premises described in the attached application for a building permit/zoning application/planning board application and further states that he/she has authorized Yehoshua Krohn to make said application, secure any necessary permits and approvals, call for inspections, and request a certificate of occupancy upon satisfactory completion of the work described in said application.

Date: 3/20/2019

Owners Signature

Witness' Signature

Mollie Messenger
Code Enforcement Officer

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.

5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX:(845) 434-5883

LEGAL NOTICE

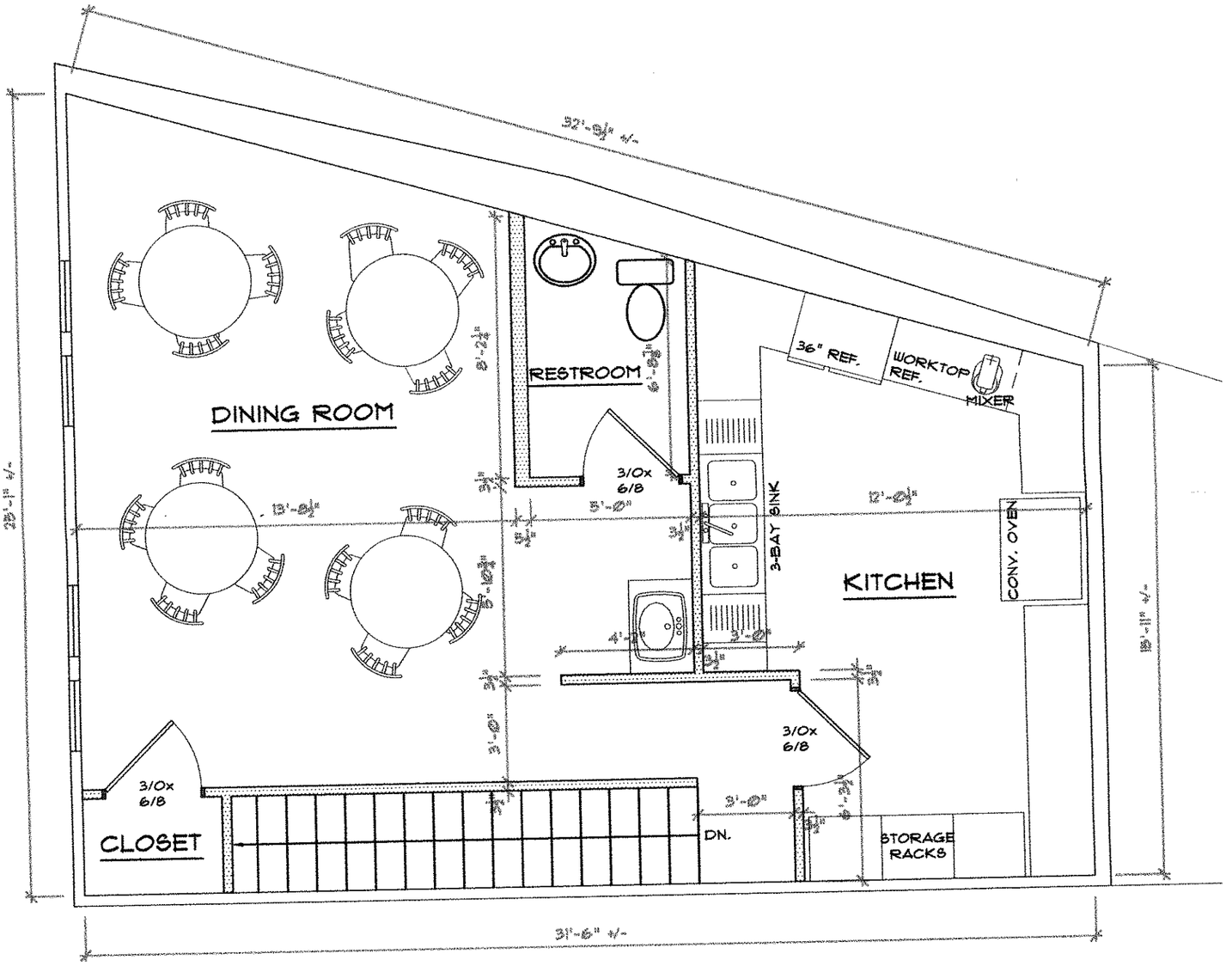
NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the Town of Fallsburg, County of Sullivan, State of New York will hold a PUBLIC HEARING at **12 Laurel Avenue, South Fallsburg, New York (the Senior Center)** on April 11, 2019, at **7:00** p.m. on the approval of the proposed ✓ site plan / __ subdivision __ special permit consisting of expansion of existing restaurant on the LANDS OF 441 State Rte. 52 (Cafe Chocolat) LOCATED ON 441 State Rte 52 Woodbourne.

Application of the proposed Site plan is on file and may be inspected at the Code Enforcement Office, 5250 Main Street, South Fallsburg, New York prior to the Public Hearing.

Dated: 4/1/19

By order of
TOWN OF FALLSBURG PLANNING BOARD
Arthur Rosenshein, Chairman

Email: mmmessenger@fallsburgny.com - tod.burns@fallsburgny.com – george.sarvis@fallsburgny.com – denise.ceoclerk@fallsburgny.com



SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"

THESE PLANS ARE TO CONFIRM ROOM LAYOUT ONLY. ASPECTS UNCONFIRMED INCLUDE STRUCTURE, INSULATION, SEPTIC DESIGN, ELECTRIC, ETC.

CAFE CHOCOLAT
441 RTE. 52
TOWN OF FALLSBURG, NY

Horton & Associates
of Wurtsboro, LLC

Registered Architects
P.O. Box 938, 113 Sullivan St.
Wurtsboro, NY 12790
845-888-4248

NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE MINIMUM REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING, MECHANICAL, PLUMBING, FUEL GAS CODE, AND ENERGY CONSERVATION CONSTRUCTION CODES, AND ANY LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

IN THE EVENT OF CONFLICT BETWEEN THE PERTINENT CODE OR REFERENCE STANDARD REQUIREMENTS AND THE DETAILS OF THESE DRAWINGS, THE MORE STRINGENT PROVISIONS/REQUIREMENTS SHALL GOVERN.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE THE BEST PROCURABLE. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE PROVISIONS OF THE APPLICABLE CODE. THE ARCHITECT SHALL RESERVE THE RIGHT TO REJECT ANY MATERIALS OR WORK HE CONSIDERS INFERIOR AND/OR NON-COMPLIANT.

3. THE ARCHITECT SHALL BE CONTACTED IMMEDIATELY IF CONDITIONS ARE FOUND TO BE DIFFERENT THAN THOSE INDICATED ON THESE DRAWINGS TO DETERMINE IF CHANGES MAY BE REQUIRED.

••• TITLE VIII - NEW YORK STATE EDUCATION LAW •••

UNAUTHORIZED ADDITIONS, ALTERATIONS, MODIFICATIONS OR REPRODUCTIONS OF THESE ARCHITECTURAL DRAWINGS BEARING A SEALED STAMP OF THE ARCHITECT IS A VIOLATION OF THE NEW YORK EDUCATION LAW- TITLE VIII, ARTICLE 147, SECTION 69.5 ONLY COPIES FROM THE ORIGINAL OF THESE DRAWINGS, WITH A SIGNED STAMP SEAL OF THE ARCHITECT, SHALL BE CONSIDERED VALID COPIES FOR CONSTRUCTION. THE ORIGINAL DRAWINGS REMAIN THE PROPERTY OF HORTON & ASSOCIATES OF WURTSBORO, LLC.

SCALE: AS NOTED

DATE: 3/19/19

REVISION:

FLOOR PLAN

A-1 OF 1