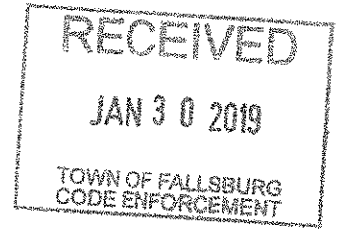


Office copy



**APPLICATION FOR SITE PLAN APPROVAL
TOWN OF FALLSBURG**

Date: January 28, 2019

Zone: HR Total Acres of Site 9.96 SBL #: 17.-1-33.1

Name of Proposed Development: Ohel Elozer d/b/a/Be'er Hatorah

Applicant Name, Address, Phone
Ohel Elozer d/b/a/Be'er Hatorah
199 Lee Avenue, PMB 285
Brooklyn NY 11211 - Tel 347-675-0091

Architect/Engineer/Surveyor Name, Address, Phone
Rielly Engineering DPC
PO Box 69
Monticello, NY 12701 - 845-796-9700

Owner (if different): _____

Ownership Intentions: _____

Location of Site: 46 Leroy Road, Loch Sheldrake, NY 12759

Type and Number of Units:

Single Family Multi Family Condominium
 Apartments Mobile Homes Other

Explain: Add 1080sf to existing Synagogue and 338sf to existing Dining Hall

Will the development be phased? No

**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: 1/30/19

V# 2440

Short Environmental Assessment Form

Part 1 - Project Information

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			
Ohel Elozer d/b/a/Be'er Hatorah			
Name of Action or Project: Ohel Elozer d/b/a/Be'er Hatorah			
Project Location (describe, and attach a location map): 46 Leroy Rd., Loch Sheldrake, NY 12759			
Brief Description of Proposed Action: Add 1080sf to existing Synagogue and 338sf to existing Dining Hall			
Name of Applicant or Sponsor: JK Expediting Services		Telephone: 845-796-9110	
		E-Mail: joel@jkexpediting.com	
Address: PO Box 369			
City/PO: Monticello		State: NY	Zip Code: 12701
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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
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:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		9.96 acres	
b. Total acreage to be physically disturbed?		<.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.96 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Rooftop runoff will be dispersed on lawn areas</u>			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Joel Kohn</u></p>		<p>Date: <u>January 28, 2019</u></p>
<p>Signature: _____</p>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

OWNERS PROXY

(Owner) Jacob Jacobowitz, Chairman deposes and states that he/she resides
Ohel Elozer d/b/a/Be'er Hatorah
at:

199 Lee Avenue, PMB 285

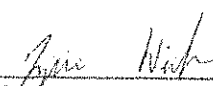
Brooklyn, NY 11211

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 Joel Kohn, as agent 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: January 28, 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

PLANNING BOARD DECISION

Date: 2/15/19

Applicant Name: OHEL ELOZER d/b/a Be'er Hatorah

SBL #: 17-1-33.1

Hearing Date: 2/14/19

Request— Requests site plan approval for a 1080 square foot addition to an existing synagogue and 338 square foot addition to an existing dining hall

The request was: Approved _____ Denied X

Conditions:

- Referred to ZBA
- All violations must be corrected and all permits must be closed prior to going to ZBA or coming back to PB

Denise Monforte
Planning Board
Town of Fallsburg

Email: mmessenger@fallsburgny.com - gpitula@fallsburgny.com -- george.sarvis@fallsburgny.com -- denise.ceoclerk@fallsburgny.com

Be'er Hatorah

17.-1-26.1

Sullivan County Community College
Loch Sheldrake, NY 12759

17.-1-22.3

Sheldrake Hills LLC
PO Box 363
Woodridge, NY 12789

17.-1-40

Kenneth Walter Irrev Trust
1904 Plaza De Cordero
Las Vegas NV 89102

17.-1-33.3, 34.3, 34.2

Town of Fallsburg
PO Box 2019
South Fallsburg, NY 12779

17.-1-34.1

Bernard Kroop
7577 Lake Harbor Terrace
Lake Worth, FL 33467

17.-1-37.6

Elvir Radoncic
90 Furman St Apt 413
Brooklyn NY 11201

17.-1-33.2

Loch Sheldrake Water District
Town of Fallsburg
PO Box 2019
South Fallsburg, NY 12779

17.-1-31

Mount Sinai Rlty Inc.
115 Fields Ave.
Staten Island, NY 10214

17.-1-37.3

Alex Demetriades
51 Atlantic Ave Ste 207
Floral Park NY 11001

17.-1-36

Ralph Guarino
759 Loch Sheldrake Rd.
Loch Sheldrake, NY 12759

17.-1-55

Gabriel Bertonazzi
759 Loch Sheldrake Rd.
Loch Sheldrake, NY 12759

17.-1-26.1

Sullivan County Community College
Loch Sheldrake, NY 12759

17.-1-22.3

Sheldrake Hills LLC
PO Box 363
Woodridge, NY 12789

17.-1-40

Kenneth Walter Irrev Trust
1904 Plaza De Cordero
Las Vegas NV 89102

17.-1-33.3, 34.3, 34.2

Town of Fallsburg
PO Box 2019
South Fallsburg, NY 12779

17.-1-34.1

Bernard Kroop
7577 Lake Harbor Terrace
Lake Worth, FL 33467

17.-1-37.6

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90 Furman St Apt 413
Brooklyn NY 11201

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Loch Sheldrake, NY 12759

17.-1-55

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759 Loch Sheldrake Rd.
Loch Sheldrake, NY 12759

Mollie Messenger
Code Enforcement Officer

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



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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 X site plan / subdivision special permit consisting of

Addition 1080sf to existing Synagogue and 338sf to existing Dining Hall on the LANDS OF

Ohel Elozer d/b/a/Be'er Hatorah LOCATED ON

46 Leroy Road, Loch Sheldrake, NY 12759

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: March 27, 2019

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