

*Official Copy*

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

Date: November 27, 2018

Zone: R Total Acres of Site 5.15 SBL #: 39.-1-88.3

Name of Proposed Development: Riversite

Applicant Name, Address, Phone  
Riversite Associates LLC 917-873-7660  
PO Box 190194  
Brooklyn, NY 11219

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

Owner (if different): Same

Ownership Intentions: Replace 7 structures (13 units) destroyed by fire.

Location of Site: State Route 42 and Gamble Road

Type and Number of Units:

     Single Family                           Multi Family                           Condominium  
     Apartments                                   Mobile Homes   X   Other

Explain: Six 2-family units and one single-family unit

Will the development be phased? No

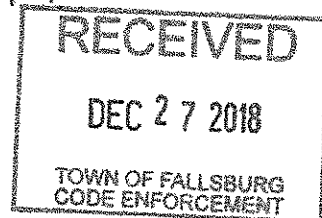
**Fee Schedule  
(All Fees Must Be Paid Prior To Appearance)**

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: 12/27/18

*CH# 5147*



## Short Environmental Assessment Form

### Part 1 - Project Information

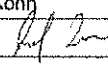
#### Instructions for Completing

**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.

<b>Part 1 - Project and Sponsor Information</b>			
RIVERSITE			
Name of Action or Project: RIVERSITE ASSOCIATES			
Project Location (describe, and attach a location map): 5449 State Route 42, South Fallsburg NY			
Brief Description of Proposed Action: Replace 7 structures (13 units) destroyed by fire.			
Name of Applicant or Sponsor: Joel Kohn		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 checked="" type="checkbox"/>	YES <input 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: Sullivan County 239 Review - Town of Fallsburg Planning Board - Town of Fallsburg ZBA		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 5.15 acres	
b. Total acreage to be physically disturbed?		_____ TBD acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 5.15 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
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: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Joel Kohn</u>		Date: <u>December 27, 2018</u>
Signature: <u></u>		

**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, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, 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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Brook Floater, Bald Eagle
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) Moshe Wolliger deposes and states that he/she resides  
at:

Riverside  
Block 42 + gambel Road

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 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: December 24, 2018

Moshe Wolliger  
Owners Signature

LEAH AMINOV  
NOTARY PUBLIC, State of New York  
No. 01AM6236780  
Qualified in Kings County  
Commission Expires March 7, 2019

Leah Aminov  
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 x site plan /    subdivision    special permit consisting of

Replacing 7 structures that have been destroyed by fire and a master plan for the rest of the units when they are replaced. on the LANDS OF

Riversite Associates LLC

LOCATED ON

State Route 42 and Gamble Road.

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

# Riversite

39.-1-66.2  
Cam Sullivan, LLC  
45 Broadway 25th FL  
New York, NY 10006

39.-1-63.1  
Andrzej Majcher  
1625 E Emmons Ave Apt 1-0  
Brooklyn, NY 11235

39.-1-84  
Gamble Fallsburgh LLC  
5513 12th Ave  
Brooklyn, NY 11219

39.-1-85  
Riversite House LLC  
1375 E 24th St  
Brooklyn, NY 11210

39.-1-86.1  
Bnois Spinka  
127 Wallabout St  
Brooklyn, NY 11206

39.-1-87  
Isaac Frankel  
129 Hooper St  
Brooklyn, NY 11211

39.-1-88.1  
MWE NY, LLC  
5513 12th Ave., Suite 100  
Brooklyn, NY 11219

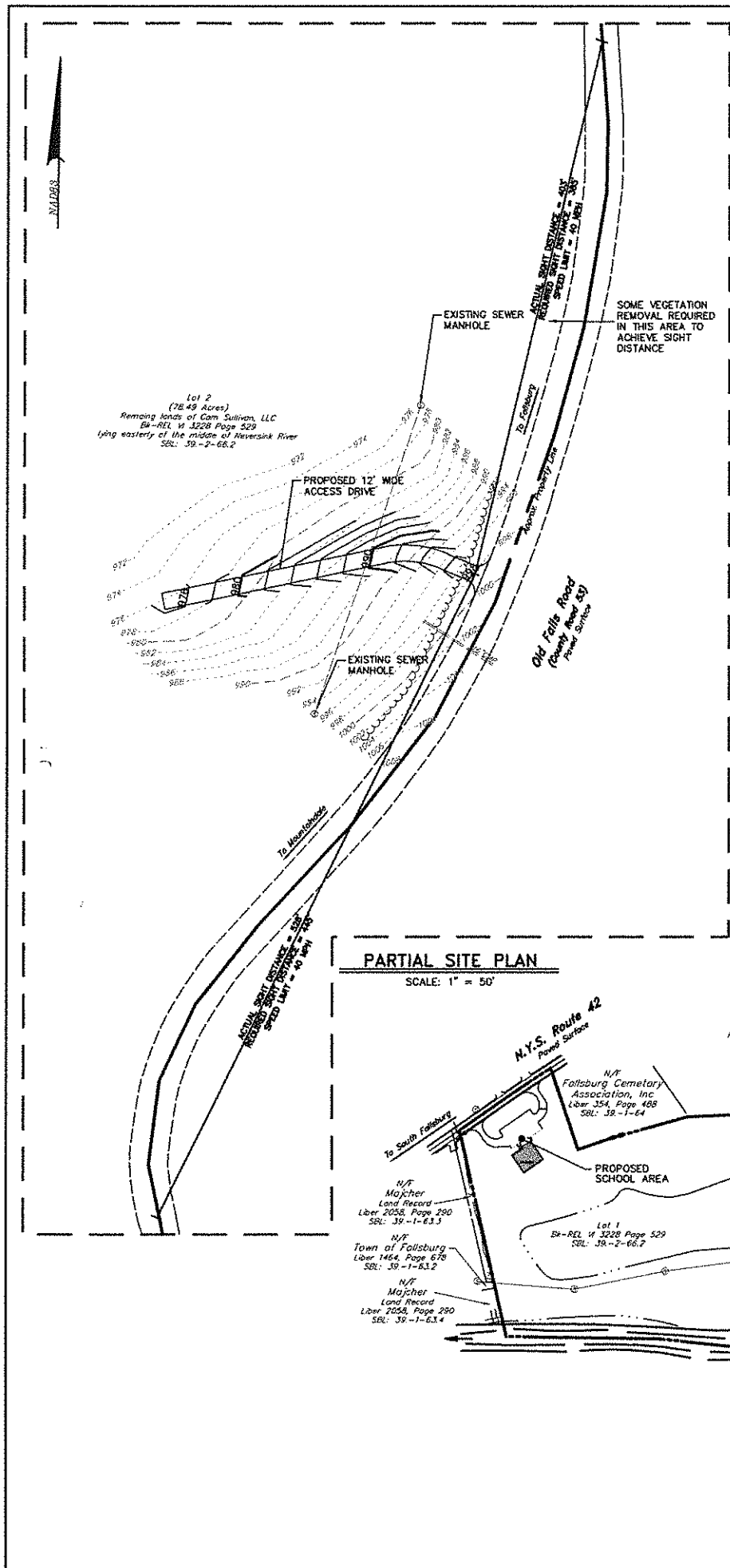
39.-1-88.2  
Joan Deutsch  
1269 E 12th St  
Brooklyn, NY 11230-4801

39.-1-88.4  
Tribeca Estates LLC  
45 Broadway Ste 3010  
New York, NY 10006

39.-1-88.5  
Gamble Fallsburgh LLC  
24 Bartanura Rd  
Lakewood, NJ 08701

56.-1-13.2  
Town Of Fallsburg  
P.O. Box 2019  
South Fallsburg, NY 12779





**GENERAL NOTES**

1. THE BOUNDARY SURVEY AND ALL EXISTING CONDITIONS INFORMATION SHOWN ON THESE PLANS TAKEN FROM DIGITAL FILE & A SURVEY INTITLED "PRELIMINARY PLAT SUBDIVISION OF LANDS OF CAM SULLIVAN, LLC DATED SEPTEMBER 2018 BY JEFFREY M. ROBERTS L.S.
2. PARTIAL TOPOGRAPHY AND FEATURES LOCATED BY RIELLY ENGINEERING DPC ON OCTOBER 22, 2018.
3. PARTIALLY TOPOGRAPHY AND SIGHT DISTANCE MEASURED BY RIELLY ENGINEERING DPC ON DECEMBER 4, 2018. TOPOGRAPHY IS BASED ON AN ASSUMED DATUM.

**LANDOWNER DEVELOPER**

CAM SULLIVAN, LLC  
45 BROADWAY 25TH FL.  
NEW YORK, NY 10006

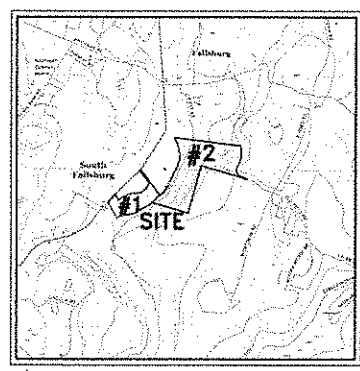
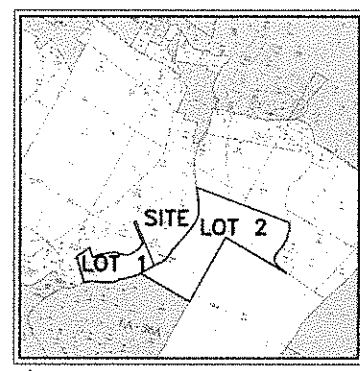
BAIS YAAKOV HIGH SCHOOL  
PO BOX 47  
FALLSBURG, NY 12733

**SOURCE OF TITLE**

TAX MAP NUMBER: TOWN OF FALLSBURG - 39-1-66.2, LOT 1 & 2  
TOTAL AREA: LOT-1: 24.47 ACRES, LOT-2: 78.49 ACRES  
EXISTING USE: VACANT LAND  
PROPOSED USE: LOT-1: HIGH SCHOOL - FOR 80 STUDENTS  
LOT-2: VACANT LAND

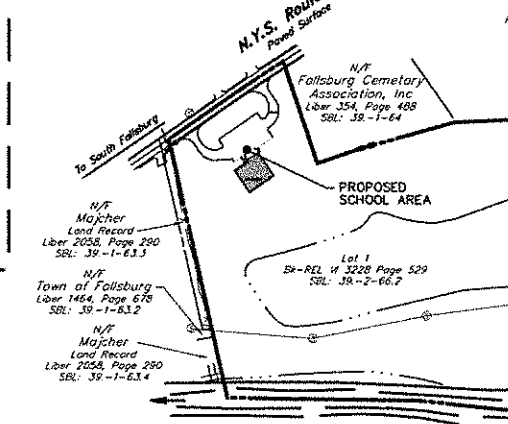
**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ADJACER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PAYMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM CENTERLINE
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING STONEWALL
- EXISTING WETLANDS
- EXISTING WETLANDS SETBACK



**PARTIAL SITE PLAN**

SCALE: 1" = 50'



**OVERALL SITE PLAN**

SCALE: 1" = 200'

<p>MANAGER: MICHAEL G. RIELLY DESIGN BY: KSW DRAWN BY: KSW CHKD BY: MGR</p>		<p>1 12/26/18 REVISED TO SHOW SEWER MANHOLES REVISION</p>
<p>CLIENT: CAM SULLIVAN, LLC 45 BROADWAY 25TH FL. NEW YORK, NY 10006</p>		<p>DATE: DECEMBER 05, 2018</p>
<p>RIELLY ENGINEERING DPC PO BOX 69 / 63 LIBERTY STREET MONTICELLO, NY 12701 T: 845-798-9700 MRIELLY@RIELLYENGINEERING.COM</p>		<p>SHEET NO. 1 OF 1</p>
<p>LOT #2 ENTRANCE PLAN TO BE USED AS PART OF SUBDIVISION REVIEW FOR BAIS YAAKOV HIGH SCHOOL</p>		<p>DWG. NO. BaisYaakovSchool</p>
<p>SCALE: 1" = 200'</p>		<p>TOWN OF FALLSBURG</p>



March 26, 2019

Ms. April Barschow  
Sullivan County Division of Planning & Environmental Management  
100 North Street  
P.O. Box 5012  
Monticello, New York 12701

Dear Ms. Barschow:

**RE: SITE PLAN REVIEW – RIVERSITE ASSOCIATES  
5449 NYS ROUTE 42,  
TOWN OF FALLSBURG, SULLIVAN COUNTY  
NYSDOT CASE #19-022**

We have reviewed the materials for the above-referenced proposal. Please note the following comments:

- Post-development stormwater outflows to the State right-of-way may not exceed the pre-development condition. Therefore, the applicant will be required to submit a drainage study, completed by a licensed engineer, for review and comment by the Region. Drainage study requirements can be found at [www.dot.ny.gov/permits](http://www.dot.ny.gov/permits);
- If any work is to be conducted within the State right-of-way, such as for improvement of the driveway to the site, the applicant will be required to obtain a Highway Work Permit from the Region prior to the commencement of any such work. Please advise the applicant to contact the NYSDOT Sullivan Residency at (845) 794-7450 for more information or to apply for this permit;
- Nothing may be placed within the State right-of-way. The applicant may contact the NYSDOT Sullivan Residency if assistance is needed in locating the highway boundary;
- No new driveways to the site from NYS Route 42 will be permitted;

If you have any other questions, or need further assistance, please contact Sean Murphy at (607) 772-7335.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Signorelli', written in a cursive style.

for

Tony Signorelli, P.E.  
Regional Traffic Engineer

FREDA C. EISENBERG  
COMMISSIONER



TELEPHONE: (845) 807-0527  
FACSIMILE: (845) 807-0546  
WEBSITE: [www.SULLIVANNY.us](http://www.SULLIVANNY.us)

SULLIVAN COUNTY  
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY  
SULLIVAN COUNTY GOVERNMENT CENTER  
100 NORTH STREET, PO BOX 5012  
MONTICELLO, NY 12701

March 22, 2019

Mr. Arthur Rosenshein, Chair  
Town of Fallsburg Planning Board  
PO Box 830  
South Fallsburg, NY 12779

RE: **FAL19-03:** Riversite Associates Site Plan Review (S.B.L. 39.-1-88.3)  
GML-239 County Review

Dear Mr. Rosenshein:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project:** Riversite Associates Site Plan Review
- II. **Applicant:** JK Expediting/Reilly Engineering
- III. **Action:** Site Plan Review
- IV. **Project description:** Applicant requests site plan approval to replace 7 structures (13 units) destroyed by fire.
- V. **Geographic qualification:** State Route 42
- VI. **The proposed action has been assessed for the following intercommunity and countywide impacts:**
  - a. Community character – The proposed action will not adversely impact community character at an intercommunity or Countywide level.
  - b. Traffic – The proposed action has been reviewed by the New York State Department of Transportation (NYSDOT). Please see the attached comments.
- VII. **Recommendation:** Local determination

If you have any questions or concerns, please contact me at 845-807-0527.

Sincerely,

Freda C. Eisenberg, AICP  
Commissioner

cc: Ira Steingart, Legislator

Please be advised that the Planning Board is required by Section 239-m of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Real Property with regard to this application. To facilitate this process, a form to report such action is enclosed.

**SULLIVAN COUNTY  
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY  
GENERAL MUNICIPAL LAW REFERRAL  
REPORT OF FINAL LOCAL ACTION**

Section 239-m of the General Municipal Law of the State of New York requires that, within thirty days of final municipal action on a zoning matter which has been reviewed by the Sullivan County Division of Planning, Community Development & Real Property, the municipal body having jurisdiction must file a report of the final action it has taken with the Division. This form can serve as that report.

NAME OF MUNICIPALITY: \_\_\_\_\_

NAME OF MUNICIPAL AGENCY: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_

TYPE OF REFERRAL:

- Amendment of Zoning Ordinance or Map
- Rezoning                       Special Use Permit                       Use Variance
- Site Plan                       Area Variance                       Subdivision

FINAL MUNICIPAL ACTION:

- Approved     Denied
- Approved subject to the following conditions:

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If the municipal body having jurisdiction has acted contrary to the recommendation of the Sullivan County Division of Planning, Community Development & Real Property, please attach a resolution setting forth the reasons for such contrary action. Please note that Section 239-m of the General Municipal Law also requires that such contrary action must be adopted by a vote of a majority plus one of all the members of the municipal body.

Please mail this form to the Sullivan County Division of Planning, Community Development & Real Property, 100 North Street, Monticello, NY 12701. Thank you for your cooperation.



Department of  
Transportation

ANDREW M. CUOMO  
Governor

PAUL A. KARAS  
Acting Commissioner

THOMAS D. WISER, P.E.  
Regional Director

February 26, 2019

Ms. April Barschow  
Sullivan County Division of Planning & Environmental Management  
100 North Street  
P.O. Box 5012  
Monticello, New York 12701

Dear Ms. Barschow:


**RE: AREA VARIANCE REVIEW – RIVERSITE ASSOCIATES  
5449 NYS ROUTE 42,  
TOWN OF FALLSBURG, SULLIVAN COUNTY  
NYSDOT CASE #19-022**

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Sincerely,

  
Tony Signorelli, P.E.  
Regional Traffic Engineer