

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

Date: June 25, 2019

Zone: MX Total Acres of Site 0.09 acres SBL #: 34-9-21

Name of Proposed Development: 220 Main Street, Hurleyville Building Renovation

Applicant Name, Address, Phone

The Center for Discovery, Inc.
P.O. Box 840
Harris, NY 12742

Architect/Engineer/Surveyor Name, Address, Phone

Glenn L. Smith, P.E.
P.O. Box 156
Monticello, NY 12701 ph. 845-796-2216

Owner (if different): Same

Ownership Intentions: Renovate an existing 24' x 90' former commercial building to dance studio operated by TCFD.
Continue to utilize 1-bedroom apartment at rear of building.

Location of Site: 220 Main Street, Hurleyville

Type and Number of Units:

1 Single Family Multi Family Condominium
 Apartments Mobile Homes Other

Explain: An existing 1-bedroom, 1-bath apartment at rear of building will continue to be used.

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: 7/1/19

✓ # 71309

Application for Site Plan Approval
Page 2 of 3

June 25, 2019 Date of first submission to Planning Board

_____ Site endorsed with written approval from appropriate agencies, i.e., sewer district,
highway department., County Planning Board, DEC.

_____ Public notification of adjoining landowners

_____ Public Hearing Advertised

_____ Public Hearing Held

_____ Offer of dedication to the public of all Highways, Streets or Parks shown on plan(s)

_____ Copies of any private restrictions/agreements, or other documents showing the manner in
which areas are reserved by deed covenant

SEQRA Action Type: X Short Form _____ Long Form _____ EIS

Declaration of Significance _____

_____ Amount of Performance Bond set by Planning Board (if required)

_____ Date Received

Form of Bond approved by Municipal Attorney

Bonding or Surety Company

Approved by Municipal Governing Body

Security other than Bonding or Surety

Company

Approved by Municipal Governing Body

Site Plan Signed

Lapse date for filing with County Clerk –

60 days from Approval Date

Notice Received from County Clerk of

Filing of Site Plan

Bond Released by Municipal Governing Body

Hook Up Fees: _____ In District _____ Out of District

617.20
Appendix B
Short Environmental Assessment Form

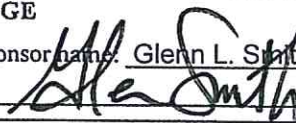
Instructions for Completing

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: 220 Main Street, Hurleyville Building Renovation			
Project Location (describe, and attach a location map): 220 Main Street, Hurleyville			
Brief Description of Proposed Action: Renovate an existing 24' x 90' former commercial building to dance studio operated by TCFD. Continue to utilize 1-bedroom apartment at rear of building.			
Name of Applicant or Sponsor: The Center for Discovery, Inc.		Telephone: E-Mail:	
Address: P.O. Box 840			
City/PO: Harris		State: NY	Zip Code: 12742
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: 1) (T) Fallsburg Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.09 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+2.3 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input 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: _____	<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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input 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 type="checkbox"/> 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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Glenn L. Smith, P.E., Project Engineer</u> Date: <u>June 25, 2019</u> Signature: <u></u>		

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<div style="display: flex; justify-content: space-between;"> <div> <p>(T) Fallsburg Planning Board</p> <p>_____ Name of Lead Agency</p> <p>Arthur Rosenshein</p> <p>_____ Print or Type Name of Responsible Officer in Lead Agency</p> <p>_____ Signature of Responsible Officer in Lead Agency</p> </div> <div> <p>_____ Date</p> <p>Chairman</p> <p>_____ Title of Responsible Officer</p> <p>_____ Signature of Preparer (if different from Responsible Officer)</p> </div> </div>	

PRINT

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 Thursday, July 11, 2019 at 7:00 p.m. for Site Plan Approval of a change of use of a former commercial building located at 220 Main Street, Hurleyville, Town of Fallsburg; owned by The Center For Discovery, to a dance studio. 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: June 28, 2019

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

GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

Licensed in New York, New Jersey and Pennsylvania

533 Broadway / P.O. Box 156
Monticello, New York 12701
Telephone: (845) 796-2216

Fax: (845) 796-2716

June 26, 2019

Town of Fallsburg Planning Board
5250 Main Street
South Fallsburg, New York 12779

Attn: Arthur Rosenshein, Chairman



Re: The Center for Discovery,
Proposed Dance Studio Building,
220 Main Street, Hurleyville
SBL #34-9-21

Dear Chairman Rosenshein,

The Center for Discovery owns the above-noted one-story building at 220 Main Street, Hurleyville, adjacent to the left (north) wall of the Pickled Owl Restaurant. It is a former commercial building now proposed to be operated as a dance studio by the Center. The property is located in the town's MX zoning district which permits personal service establishments, artist studios and theaters, so the proposed use complies. An existing 1-bedroom, 1-bath apartment at the rear of the building will continue to be utilized.

The building is served by existing curbside parking along both sides of Main Street as well as the new parking lots at the Railtrail – Pickled Owl site and between Railroad Avenue and Mongaup Road, behind the Mobil Station.

Since this change of use requires planning board review, please see the following enclosures:

1. "Site Plan", sheet #1, "Floor Plan", sheet #2 and Title Sheet, sheet #3, dated June 8, 2019.
2. "Site Plan Application", dated June 25, 2019.
3. Short Environmental Assessment Form, dated June 25, 2019.

It would be appreciated if this matter could be scheduled for review and approval at your July 11, 2019 meeting.

Thank you.

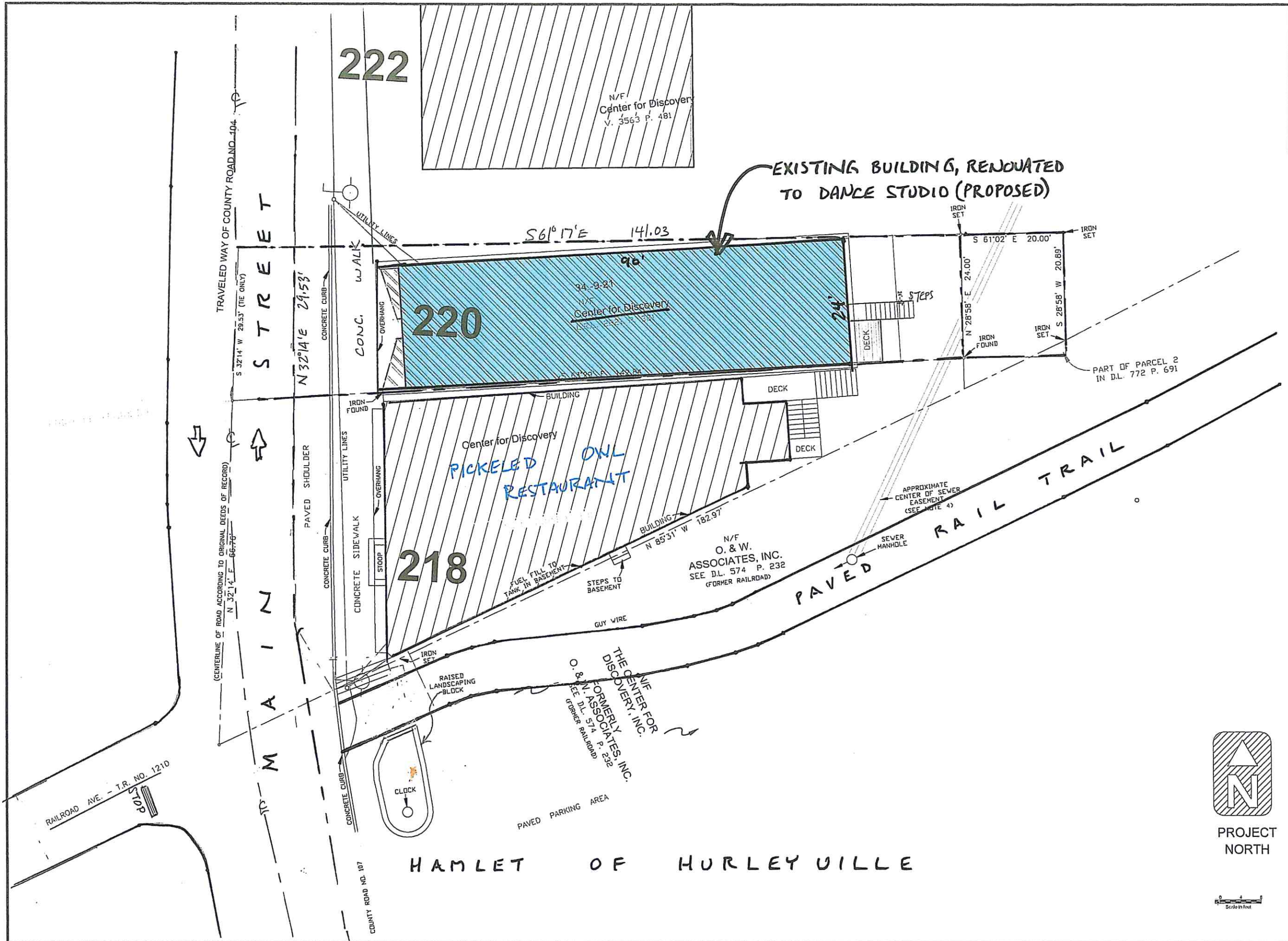
Very truly yours,


Glenn L. Smith, P.E.

GLS/mdc

Encl.

cc: Mollie Messenger
David Fanslau





Health. Wellness. And Wonders.

Project Number	2019-012
SBL Num.:	34.-9-21
TCFD Bldg Num.:	142
Address:	220 main Street Hurleyville, NY
Project Architect:	David Rosenberg, Architect 13 Fraser Avenue Monticello, NY 12701 (845) 799-1025
Date:	Jun. 04, 2019
Drawn by:	
Approved by:	

220 Main Street Renovation

Site Plan

Scale: 1/8" = 1'-0"

1

Site 1

GENERAL CONSTRUCTION NOTES:

1 Basement Area:

- Remove all debris and old shelving
- Remove old boiler
- Frame walls for conditioned storage cover with half inch underlayment
- Spray foam walls, R24 Open Cell
- Sheetrock walls after electric rough is done
- Close in ceiling with Tyvac
- Install new basement door

2. First Floor

- Frame out ceiling in new kitchen and bathroom for 8' height
- Remove Existing rear exterior door and frame in opening with standard 2x6 construction. Insulate with open cell spray foam to maximum width.
- Create new exterior door. Half glass-insulated.
- Create new opening for new kitchen

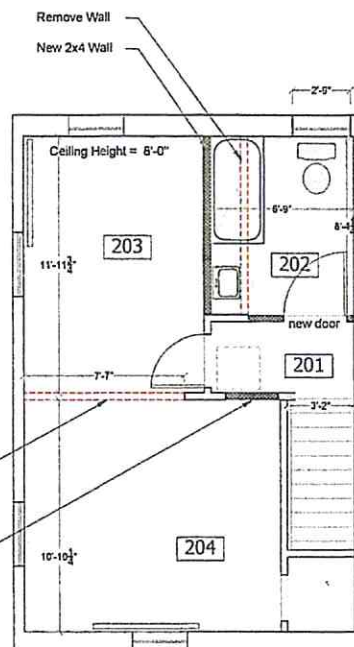
3. Second Floor

- Combine bedrooms into one Suite
- Rebuild Bathroom as per drawing

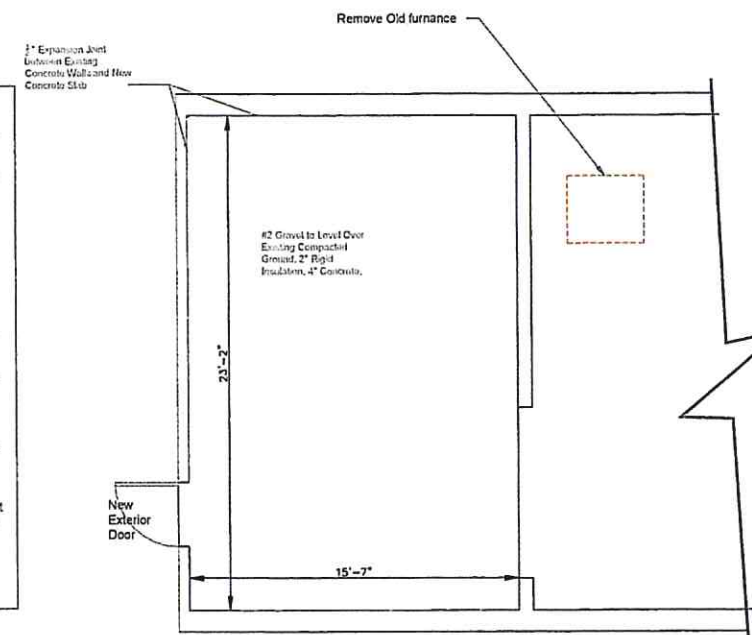
4. Verify All Dimensions in Field

CONCRETE NOTES:

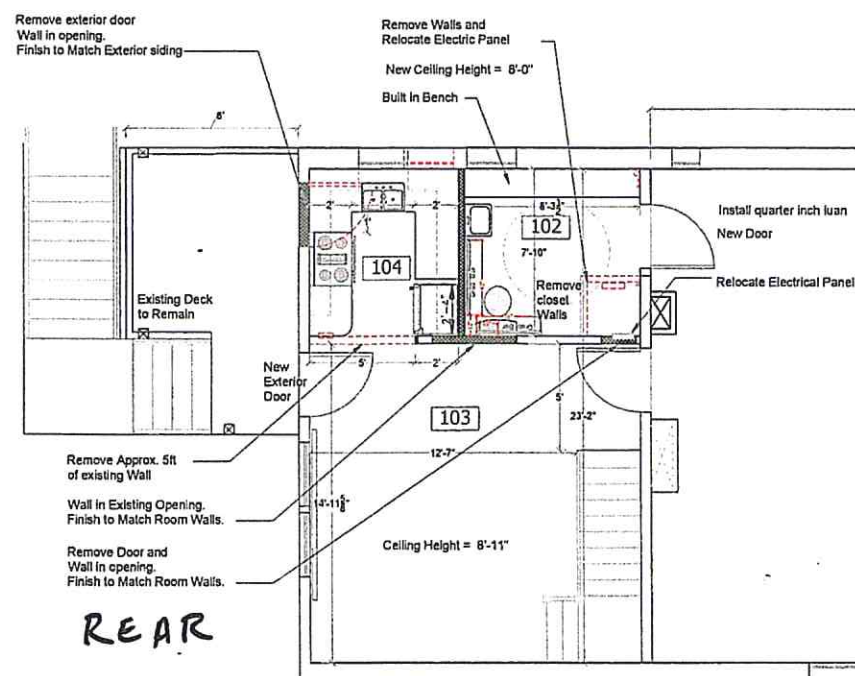
1. Concrete shall never be placed in water, over noncompacted, non-virgin, or frozen earth. If contract requires, earth compaction shall be above 95% and measured by a nuclear density probe in 12" lifts, once every 10,000 sq ft of earth deposited. Compaction of structural soils shall be made with a 10 ton vibratory roller.
2. Fill shall have less than 3% organic matter commingled.
3. Concrete shall be 3500 psi with 4-6% entrained air unless otherwise shown on this document, arriving with a slump of less than 4", placed within 45 minutes of initial mixing.
4. Forms shall be clean and in good condition in order to produce a smooth finished surface.
5. Tie reinforcement steel at all joint.
6. Lap all joint thirty (30) times the bar diameter.
7. Concrete shall be vibrated as per aci code.
8. Float and steel trowel all slab concrete except exterior walking surfaces which shall be broom finished.
9. Concrete shall be cured as per ACI code.



2 Second Floor Plan
Scale: 1/4" = 1'-0"



3 Basement Floor Plan
Scale: 1/4" = 1'-0"



1 First Floor Plan
Scale: 1/4" = 1'-0"

PICKELED OWL RESTAURANT
218 MAIN ST.

TCFD DANCE STUDIO
220 MAIN ST.

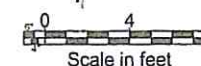
Refurbish Wooden Floors

FRONT

MAIN STREET



PROJECT NORTH



222 Main Street
(Gallery)

**220 Main Street Renovation
Floor Plans**

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

Printed:

220 Main Street Renovation

A1



Project Number 2019-012

SBL Num.: 34.-9-21

Town of Fallsburg

220 main Street
Hurleyville, NY

Gross Area = 2,624 sqft
TCFD Building Number : 142

Project Architect:

David Rosenberg, Architect

13 Fraser Avenue

Monticello, NY 12701

(845) 796 -1525

CONCRETE NOTES:

1. Concrete shall never be placed in water, over noncompacted, non-virgin, or frozen earth. If contract requires, earth compaction shall be above 95% and measured by a nuclear density probe in 12" lifts, once every 10,000 sf of earth deposited. Compaction of structural soils shall be made with a 10 ton vibratory roller.
2. Fill shall have less than 3% organic matter commingled.
3. Concrete shall be 3500 psi with 4-6% entrained air unless otherwise shown on this document, arriving with a slump of less than 4", placed within 45 minutes of initial mixing,
4. Forms shall be clean and in good condition in order to produce a smooth finished surface.
5. Tie reinforcement steel at all joint.
6. Lap all joint thirty (30) times the bar diameter.
7. Concrete shall be vibrated as per aci code.
8. Float and steel trowel all slab concrete except exterior walking surfaces which shall be broom finished.
9. Concrete shall be cured as per ACI code.

GENERAL NOTES:

1. Any contractor shall verify all dimension at the job site. Any discrepancy between the Drawing and the measured dimension of existing shall be brought to the attention of the Architect/Engineer. No work shall proceed until such discrepancy is satisfied or rectified.
2. All contractors are requested to visit the job site and fully familiarize themselves with the existing conditions prior to submitting a proposal. Failure to do so shall not mitigate or remove any requirement of this drawing to complete the work.
3. The contractor is solely responsible for jobsite safety and all OSHA requirement.
4. All work to be performed with strict adherence to applicable building code by competent professional.
5. Follow all manufacturer installation requirements for material specified for this project to produce a complete, well adjusted, neat, job.
6. Building owner to be responsible for securing all permit, observing zoning law and any condition of Building Department approval.
7. Verify All Dimensions in Field

[illegible]

FREDA C. EISENBERG
COMMISSIONER



TELEPHONE: (845) 807-0527
FACSIMILE: (845) 807-0546
WEBSITE: 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

July 26, 2019

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



RE: **FAL19-11: The Center for Discovery – Dance Studio (S.B.L. 34.-9-21)**
GML-239 County Review

Dear Mr. Rosenshein:

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

- I. **Project:** The Center for Discovery – Dance Studio
- II. **Applicant:** The Center for Discovery
- III. **Action:** Site Plan Review
- IV. **Project description:** Applicant seeks site plan approval to renovate existing commercial building to accommodate a dance studio.
- V. **Geographic qualification:** County Road 104 (Hurleyville Main Street)
- 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 a Countywide or intercommunity level.
 - b. Traffic – The proposed action has been reviewed by the Sullivan County Division of Public Works (SCDPW). At this time, they anticipate this action to have no impact on County infrastructure.
- 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: Luis Alvarez, 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.