

WASSON ENGINEERING

Site Planning • Water & Wastewater Design • Environmental Assessment

July 24, 2019

Town of Fallsburg
Planning Board
5250 Main Street
South Fallsburg, NY 12779

Attn: Mr. Arthur Rosenshein,
Chairman

**Re: Brookside Estates
Basement Occupancy**

Dear Mr. Rosenshein:

The above reference project was last before the planning board during the April, 2017 meeting at which time the site plan was approved for construction of two duplex residential structures and four single family structures, eight total family units in addition to a new shul. The buildings have been constructed with full, concrete foundations. At this time the applicant would request permission to finish the basement areas in each residential structure and use it as habitable space instead of just as storage.

I have enclosed herewith for your review 12 copies each of the following items:

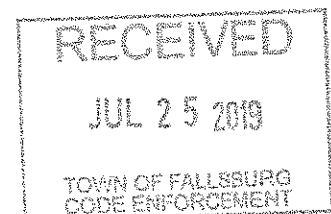
- Site Plan Application Form
- Short EAF
- Proposed Site Plan

We would request to be included on the board's August 8, 2019 agenda for discussion and review. Should you have any questions or require additional information in the interim, please don't hesitate to contact me.

Very truly yours,
WASSON ENGINEERING



D. Randel Wasson, P.E.



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

Date: 7/24/19

Zone: HR Total Acres of Site 8.64 SBL #: 49-2-14.1, 14.2 & 16

Name of Proposed Development: BROOKSIDE ESTATES

Applicant Name, Address, Phone

BEN HALBERSTAM
4 HOPAL LANE
MONSEY, NY 10951
917-826-8617

Architect/Engineer/Surveyor Name, Address, Phone

WASSON ENGINEERING
5 McDONALD ROAD
WURTSBURG, NY 12790
845-888-2288

Owner (if different): _____

Ownership Intentions: CONSTRUCT HABITABLE SPACE IN BASEMENTS OF
UNIT NOS. 32A, 32B, 33A, 33B, 35, 36, 37 & 38

Location of Site: LAUREL AVE, SOUTH FALLSBURG

Type and Number of Units:

32 Single Family 3 Multi Family _____ Condominium
_____ Apartments _____ Mobile Homes 6 Other DUPLEX

Explain: 47 UNITS TOTAL, 8 TO HAVE FULL FINISHED BASEMENTS

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: \$ _____ Total Paid: \$ _____ Date: _____

SITE PLAN REVIEW CHECKLIST

✓	Site Location Map
✓	Date
✓	North Arrow
✓	Name of Adjoining Property Owners for Subdivisions and Land Usage
✓	Boundary Lines
	Soil & Groundwater Tests (Perc if applicable)
	Map of entire holdings on tract if proposed development is only part of applicant's holdings
✓	Street Layout with names & widths of existing & proposed streets
	Street Grades
	Street Elevations
	Site Distances
	Street Access to Adjoining Properties
	Sidewalks
	Location of Parking Areas
	Storm Sewers, Catch Basins & Culverts
	Signage
	Fire Hydrants
	Walkway or Other Easements
	Right of Way Widths
	Proposed Park/Playgrounds/Open Space (Ownership & Maintenance)
	Topography (Contour Intervals)
✓	Dimension & Area of Lot
✓	Dimension & Bearings of Angles of all Property
	Location & Size of Existing Utilities
	Location & Size of Rock Outcrop, Streams, Special Vegetative Growth & Other Significant Natural & Man Made Features
	Erosion Control Plan
	Street Trees
	Street Lighting Standards
	Water Lines
	Sanitary Sewer System
	Proposed Restrictive Requirements
	Location of any Town Lines, Sewer/Water District Lines, Special District Boundaries, etc.
	Building Separation Distances

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							
Name of Action or Project: BROOKSIDE ESTATES SITE PLAN							
Project Location (describe, and attach a location map): LAUREL AVENUE, SOUTH FALLSBURG							
Brief Description of Proposed Action: THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF TWO PARKING PADS MEASUREING 24' X 56' AND 25' X 48' TO SERVE EXISTING UNITS 33A, 33B, 34 AND 35.							
Name of Applicant or Sponsor: BEN HALBERSTAM		Telephone: 917-826-8617 E-Mail: bh8617@gmail.com					
Address: 4 HOPAL LANE							
City/PO: MONSEY		State: NY	Zip Code: 10951				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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: TOWN OF FALLSBURG PLANNING BOARD SITE PLAN APPROVAL			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		8.64 acres					
b. Total acreage to be physically disturbed?		0.06 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.64 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input 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 checked="" type="checkbox"/> Other (specify): BUNGALOW COLONIES AND CAMPS <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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	YES <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: _____		<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 checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input type="checkbox"/>	YES <input checked="" 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 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 ON-SITE STREAM _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

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>P. KANDEL WARESCA</u> Date: <u>7/24/19</u> Signature: <u>[Signature]</u>		

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 August 8, 2019 at 7:00 p.m. on the approval of the proposed ☒ site plan / ☐ subdivision ☐ special permit consisting of CONSTRUCTION OF FINISHED BASEMENTS UNDER 8 NEW FAMILY UNITS on the LANDS OF BROOKSIDE ESTATES, OF SF, LLC LOCATED ON LAUREL AVENUE, SOUTH FALLSBURG. 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: July 29, 2019

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