

# 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  
Parking Pads**

*Office  
copies*

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 owner has constructed two parking pads alongside Laurel Avenue and would request approval of the same.

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

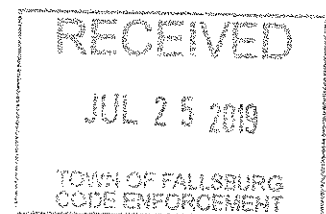
- Site Plan Application Form
- Short EAF
- Proposed Site Plan

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  
DEN HALBERSTAM  
4 HOPAL LANE  
MONSEY, NY 10951  
917-826-8619

Architect/Engineer/Surveyor Name, Address, Phone  
WASSON ENGINEERING  
5 McDONALD ROAD  
WURTSBURG, NY 12790  
845-888-2288

Owner (if different): \_\_\_\_\_

Ownership Intentions: CONSTRUCT TWO PARKING PADS ALONG LAUREL AVE.  
MEASURING 24' X 56' AND 25' X 48' TO SERVE UNITS 33, 34 & 35

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.

<b>Part 1 - Project and Sponsor Information</b>			
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 FINISHED BASEMENTS IN EXISTING UNITS 32A, 32B, 33A, 33B, 35, 36, 37 AND 38. SPACE IS EXISTING, UNFINISHED.			
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.			NO <input 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: TOWN OF FALLSBURG PLANNING BOARD SITE PLAN APPROVAL			NO <input type="checkbox"/>
			YES <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 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): <u>BUNGALOW COLONIES AND CAMPS</u>			
<input type="checkbox"/> Parkland			



<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>_____</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>_____</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>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>D. DANIEL WASSON</u></p>		<p>Date: <u>7/24/19</u></p>
<p>Signature: <u>[Handwritten Signature]</u></p>		

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 2 PARKING PADS 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