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

Date: August 27, 2019

Zone: R Total Acres of Site 16.02 SBL #: 39.-1-86.1

Name of Proposed Development: Bnois Spinka (Krula)

Applicant Name, Address, Phone  
Bnois Spinka  
127 Wallabout Street  
Brooklyn, NY 11206

Architect/Engineer/Surveyor Name, Address, Phone  
Michael G. Rielly, PE  
PO Box 69  
Monticello, NY 12701 845-796-9700

Owner (if different): Same

Ownership Intentions: Replace 6 buildings (12 dwelling units) destroyed by fire. Add 30' x 96' to pool area.

Location of Site: 5405 NY State Route 42, South Fallsburg, NY

Type and Number of Units:

       Single Family                             Multi Family                             Condominium  
       Apartments                             Mobile Homes   X   Other - 6 buildings (12 units)

Explain: Replace 6 buildings (12 dwelling units) destroyed by fire. Add 30' x 96' to pool area.

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: 8/29/19

vt# 2522

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

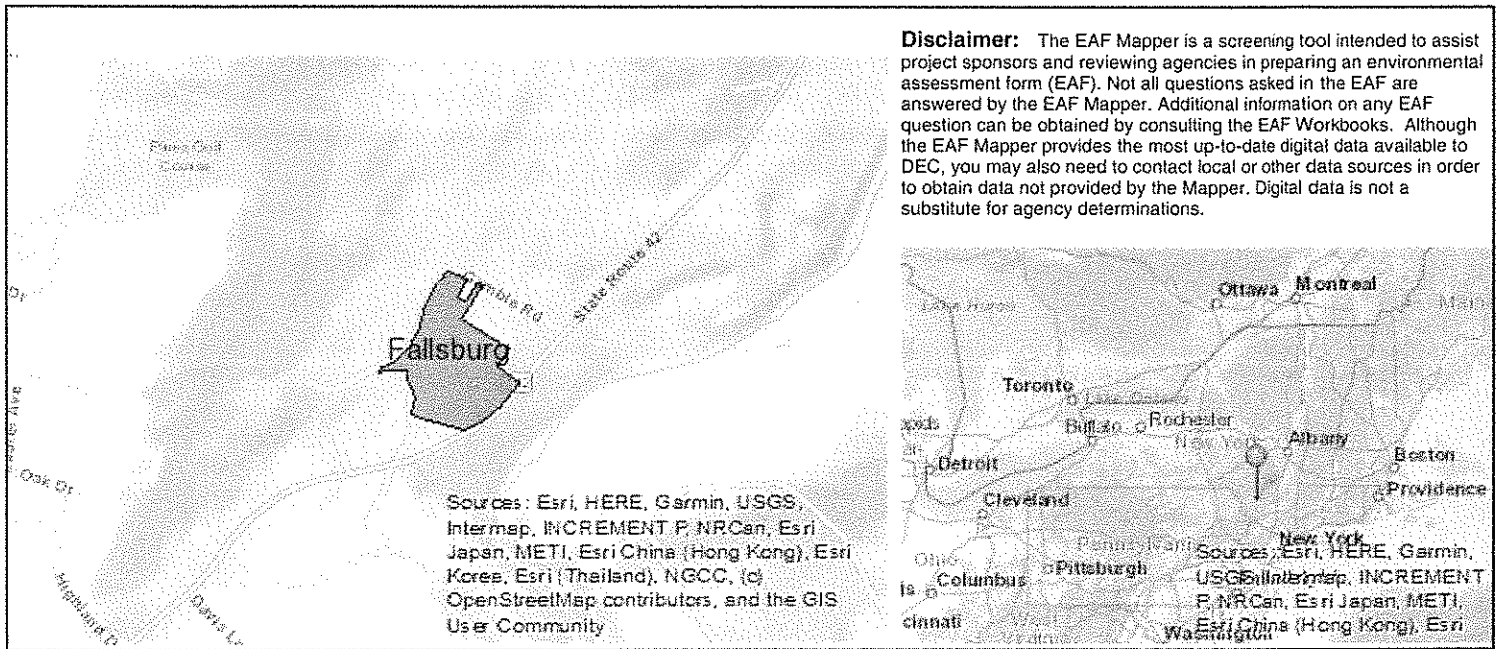
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
Bnois Spinka (Krula)			
Name of Action or Project:			
Bnois Spinka (Krula)			
Project Location (describe, and attach a location map):			
5405 NY State Route 42, South Fallsburg, NY			
Brief Description of Proposed Action:			
Replace 6 buildings (12 dwelling units) destroyed by fire. Add 30' x 96' to pool area.			
Name of Applicant or Sponsor:		Telephone: 718-679-2123	
Bnois Spinka		E-Mail: office@krula.org	
Address:			
127 Wallabout Street			
City/PO:		State:	Zip Code:
Brooklyn		NY	11206
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Town of Fallburg ZBA Sullivan County 239 Review			YES
			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		16.02 acres	
b. Total acreage to be physically disturbed?		1.3+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.02 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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

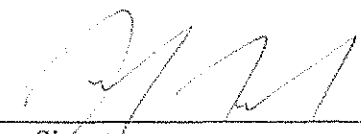
OWNERS PROXY

(Owner) Bnois Spinka (Krula) deposes and states that he/she resides  
Jacob Feder, Officer  
at:

127 Wallabout St.  
Brooklyn, NY 11206

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: August 27, 2019

  
\_\_\_\_\_  
Owners Signature

  
\_\_\_\_\_  
Witness' Signature

# RIELLY ENGINEERING, D.P.C.

office@riellyengineering.com

Office: 845-796-9700  
Mobile: 845-594-2937

63 Liberty Street / PO Box 69  
Monticello, NY 12701

August 28, 2019

Town of Fallsburg Planning Board  
5250 Main Street  
South Fallsburg, NY 12779  
Attn: Arthur Rosenshein, Chairman

RE: Camp Krula  
Town of Fallsburg, Sullivan County, NY  
SBL: 39.-1-86.1  
RE Proj#: 0114-01

Dear Chairman Rosenshein:

Enclosed please find the following for Camp Krula:

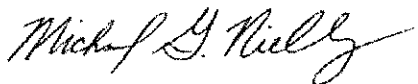
1. Sketch plan for Camp Krula, sheets 1 and 2 dated August 28, 2019 as prepared by Rielly Engineering, DPC.
2. Site Plan Application forms
3. Short Form EAF
4. Fee Check

Camp Krula is located off NYS Route 42 and is adjacent to the Riversite development. Camp Krula had 12 units burn down last summer. The owner's now wish to replace the units. The total number of units onsite, including the 12 proposed units is 90.

Please place this project on the agenda.

If you have any questions, please call me at 845-796-9700 or email me at [mrielly@riellyengineering.com](mailto:mrielly@riellyengineering.com). Thank you!

Sincerely,



Michael G. Rielly, PE  
Engineer

Cc: Joel Kohn, JK Expediting

SEE PLANS

IN FILE