

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

September 23, 2019

Mollie Messenger
Code Enforcement Office
Town of Fallsburg
5250 Main Street
South Fallsburg, NY 12779

Also via email: mmessenger@fallsburgny.com
Denise.ceoclerk@fallsburgny.com

Office
copy

Re: Job No. 3877-3
Town of Fallsburg Tax Parcel: 12-1-69
160 Devine Corners Road
Sullivan County
Hychel Hatorah of Williamsburg

Dear Ms. Messenger:

Enclosed please find the following items in reference to the above-captioned project:

1. Twelve (12) copies of the Site Plan
2. Twelve (12) copies of the Application Forms
3. Twelve (12) copies of the Short Environmental Assessment Form (EAF)
4. One (1) copy of the Adjoining Owner List
5. Conceptual Review Fee: \$100.00

Please place this project on the October 10, 2019 Planning Board meeting agenda for discussion. If possible, the applicant would like to have the public hearing held at that time as well. Please advise if any other information is required to proceed.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at zpeters@mntm.co.

Sincerely,



Zachary A. Peters, P.E.

ZAP/zap
Enc.

Cc: Moses Friedman (via email) - w.enc
Jay Zeiger, Esq. (via email) - w.enc



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Zachary A. Peters, P.E.

ZAP/zap
Enc.

Cc: Moses Friedman (via email) - w.enc
Jay Zeiger, Esq. (via email) - w.enc



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

Date: September 23, 2019

Zone: REC-1 Total Acres of Site 50.98 Acres SBL #: 12-1-69

Name of ~~Proposed~~ ^{Existing} Development: Hychel Hatorah of Williamsburg

Applicant Name, Address, Phone
Hychel Hatorah of Williamsburg
70 Franklin Avenue
Brooklyn, New York 11205

Architect/Engineer/Surveyor Name, Address, Phone
Mercurio-Norton-Tarolli-Marshall (MNTM)
Engineering & Land Surveying, P.C.
PO Box 166 - 45 Main Street
Pine Bush, New York 12566

Owner (if different): Same as applicant

Ownership Intentions: Same as existing

Location of Site: Divine Corners Road

Type and Number of Units:

Single Family Multi Family Condominium
 Apartments Mobile Homes Other

Explain: Camp - Sleep Away

Will the development be phased? No

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

x 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: 9/24/19

✓ #44649

Application for Site Plan Approval
Page 2 of 3

_____ 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: _____ 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

SITE PLAN REVIEW CHECKLIST

x	Site Location Map
x	Date
x	North Arrow
x	Name of Adjoining Property Owners for Subdivisions and Land Usage
x	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
x	Sidewalks
x	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)
x	Topography (Contour Intervals)
x	Dimension & Area of Lot
	Dimension & Bearings of Angles of all Property
x	Location & Size of Existing Utilities
x	Location & Size of Rock Outcrop, Streams, Special Vegetative Growth & Other Significant Natural & Man Made Features
	Erosion Control Plan
	Street Trees
x	Street Lighting Standards
x	Water Lines
	Sanitary Sewer System
	Proposed Restrictive Requirements
	Location of any Town Lines, Sewer/Water District Lines, Special District Boundaries, etc.
	Building Separation Distances

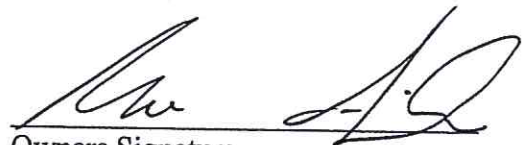
**THIS FORM MUST BE FILLED OUT IF YOU ARE GIVING
SOMEONE ELSE PERMISSION TO ACT ON YOUR BEHALF
DURING CONSTRUCTION**

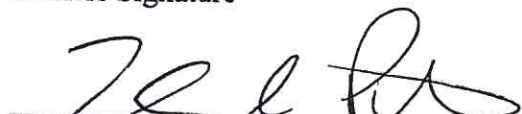
OWNERS PROXY

(Owner) Hychel Hatorah deposes and states that he/she resides
at:
70 Franklin Avenue
Brooklyn, NY 11205

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 Mercurio-Norton-Tarolli-Marshall (MNTM)
Engineering & Land Surveying 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: September 23, 2019


Owners Signature


Witness' Signature

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: Hychel Hatorah of Williamsburg Site Plan Expansion			
Project Location (describe, and attach a location map): Divine Corners Road, Town of Fallsburg, Sullivan County			
Brief Description of Proposed Action: 2020 Season: One (1) proposed staff unit buildings, proposed renovation & expansion of two (2) existing bunk houses Future: Three (3) proposed staff unit buildings, proposed dining hall to replace existing dining hall, proposed dormitory			
Name of Applicant or Sponsor: Hychel Hatorah of Williamsburg		Telephone: 917-838-3540 E-Mail: hychel@gmail.com	
Address: 70 Franklin Avenue			
City/PO: Brooklyn		State: NY	Zip Code: 11205
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 government Agency? If Yes, list agency(s) name and permit or approval: UCDOH - water / sewer; NYSDEC - stormwater			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		50.98 acres	
b. Total acreage to be physically disturbed?		±0.4 acres (2020 Season)	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		50.98 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Stormwater runoff from proposed roofs will continue to flow to existing drainage courses		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Stormwater treatment & detention facilities not intended for long-term storage of water (if required)	<input type="checkbox"/>	<input checked="" 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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Hychel Hatorah of Williamsburg</u> Date: <u>September 23, 2019</u> Signature: <u></u> Zachary A. Peters Title: <u>Project Engineer</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 October 10, 2019

at 7:00 p.m. on the approval of the proposed x site plan / subdivision x special permit consisting of

Proposed staff housing & expansion of two (2) existing bunk houses on the LANDS OF Hychel Hatorah of Williamsburg LOCATED ON

160 Divine Corners Road; Tax Parcel: 12 - 1 - 69.

Application of the proposed Amended 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: September 30, 2019

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

PB 10/10/19

12.-1-69

Hychel Hatorah of Williamsburg
70 Franklin Ave
Brooklyn NY 11205

12.-1-68

~~Laura Debell~~ James Contrys
40 Divine Corners Rd
Loch Sheldrake NY 12753

~~Jessica Contrys~~
P.O. Box 701
Neversink NY 12765

12.-1-67.2

Poksun Glatter
3850 Sedgewick Ave Apt 14F
Bronx NY 10463

12.-1-67.1

Anna Maria Carraccia
Mauro Carraccia
~~16 Divine Rd~~ PO Box 771
Loch Sheldrake NY 12759

12.-1-66

Anna Maria Carraccia
Mauro Carraccia
16 Divine Rd
Loch Sheldrake NY 12759

Duplicate

12.-1-65.5

Robert W Magie
Louise Magie
12 Crabby Rd
Loch Sheldrake NY 12759

12.-1-65.7

~~Marc Coppola~~ County of Sullivan
~~34 Bertholf Rd~~ 100 N St.
~~Loch Sheldrake NY 12759~~ Monticello, NY 12701

12.-1-65.4

Marc Coppola
34 Bertholf Rd
Loch Sheldrake NY 12759

12.-1-65.9

James Magie
92 Crabby Rd
Loch Sheldrake NY 12759

12.-1-65.8

Paul Schultz
Christine Schultz
38 Crabby Rd
Loch Sheldrake NY 12759

12.-1-65.3

Edward Magie
Tracy Magie
69 Crabby Rd
Loch Sheldrake NY 12759

-
12.-1-65.1

James Magie
92 Crabby Rd
Loch Sheldrake NY 12759

Duplicate

-
12.-1-65.6

Edward Magie
Tracy Magie
69 Crabby Rd
Loch Sheldrake NY 12759

Duplicate

-
12.-1-65.10

Frank C Smith
Lori Smith
77 Crabby Rd
Loch Sheldrake NY 12759

-
12.-1-2.2

Kafer Labaugh LLC *clo Andrew Katz*
3452 Bedford Ave
Brooklyn NY 11210

-
17.-1-51.2

1302 & 1308 Route 52 Realty
~~Altman Schochet LLP~~ *478 Albany Ave. Ste 6*
~~225 Broadway Fl 39~~
~~New York NY 10007~~ *Brooklyn, NY 11203*

11.-1-9.1

Ben Hauben *clo Lana Hauben*
P.O. Box 1317
Manchester VT 05255

Duplicate

11.-1-8.2

Ben Hauben *clo Lana Hauben*
P.O. Box 1317
Manchester Center VT 05255

U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 6143 85

FEES
Postage per piece \$0.500
Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

Hychel Hatorah of Williamsburg
70 Franklin Avenue
Brooklyn NY 11205-1504

Postmark
Here



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Certified Mail Receipt

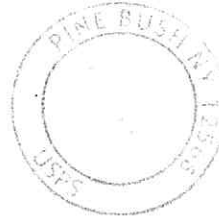
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ARTICLE ADDRESS TO:

James Contrys
40 Divine Corners Road
Loch Sheldrake NY 12759-5205

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Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 6745 87

FEES
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Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

Poksun Glatter
3850 Sedgewick Ave Apt 14F
Bronx NY 10463

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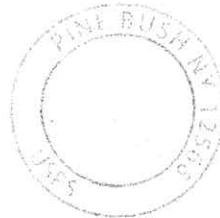
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FEES
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Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

Anna Maria Carraccia
Mauro Carraccia
PO box 771
Loch Sheldrake NY 12759-0771

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OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 6254 04

FEES
Postage per piece \$0.500
Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

Robert W. Magie
Louise Magie
12 Crabby Road
Loch Sheldrake NY 12759-5213

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Certified Mail Receipt

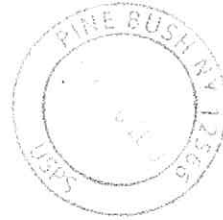
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FEES
Postage per piece \$0.500
Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

County of Sullivan
100 North Street
Monticello NY 12701-1163

Postmark
Here



U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 6584 88

FEES
Postage per piece \$0.500
Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

Marc Coppola
34 Bertholf Road
Loch Sheldrake NY 12759

Postmark
Here



U.S. Postal Service
Certified Mail Receipt

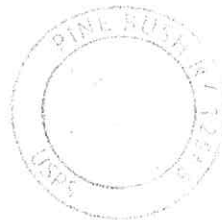
OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 6837 32

FEES
Postage per piece \$0.500
Certified Fee \$3.500
Total Postage & Fees: \$4.000

ARTICLE ADDRESS TO:

James Magie
92 Crabby Road
Loch Sheldrake NY 12759-5213

Postmark
Here



U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 6018 80

FEES

Postage per piece	\$0.500
Certified Fee	\$3.500
Total Postage & Fees:	\$4.000

ARTICLE ADDRESS TO:

Paul Schultz
Christine Schultz
38 Crabby Road
Loch Sheldrake NY 12759-5213

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OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 9140 65

FEES

Postage per piece	\$0.500
Certified Fee	\$3.500
Total Postage & Fees:	\$4.000

ARTICLE ADDRESS TO:

Edward Magie
Tracy Magie
69 Crabby Road
Loch Sheldrake NY 12759-5212

Postmark
Here



U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 9492 96

FEES

Postage per piece	\$0.500
Certified Fee	\$3.500
Total Postage & Fees:	\$4.000

ARTICLE ADDRESS TO:

Frank C Smith
Lori Smith
77 Crabby Road
Loch Sheldrake NY 12759-5212

Postmark
Here



U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 9473 91

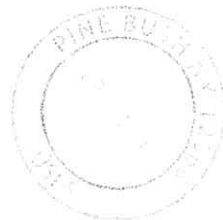
FEES

Postage per piece	\$0.500
Certified Fee	\$3.500
Total Postage & Fees:	\$4.000

ARTICLE ADDRESS TO:

Kafer Labaugh, LLC
c/o Andrew Katz
3452 Bedford Avenue
Brooklyn NY 11210-5235

Postmark
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U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9407 1118 9956 1929 9727 13

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Postage per piece	\$0.500
Certified Fee	\$3.500
Total Postage & Fees:	\$4.000

ARTICLE ADDRESS TO:

1302 & 1308 Route 52 Realty
478 Albany Ave, Suite 6
Brooklyn NY 11203-1002

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U.S. Postal Service
Certified Mail Receipt

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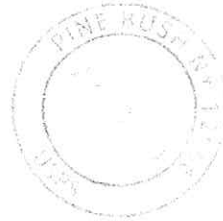
FEES

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Total Postage & Fees:	\$4.000

ARTICLE ADDRESS TO:

Ben Hauben
c/o Lana Hauben
PO Box 1317
Manchester Center VT 05255-1317

Postmark
Here



MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F: (845)744.3805 Email: mntpc@mnt-nc.com

Walden Savings Bank
50 Boniface Drive
Pine Bush, NY 12566
50-7131/2219

4649

9/24/2019

PAY TO THE ORDER OF Town of Fallsburg

\$**100.00

One Hundred and 00/100***** DOLLARS

Town of Fallsburg
5250 Main Street
South Fallsburg, NY 12779



MEMO
3877-3: Friedman/Hychel Hatorah Conceptual Revie

PB 12-1-69 ⑈004649⑈ ⑆221971316⑆06 03 126278⑈

SEE PLANS

IN FILE