

office copy

APPLICATION FOR SITE PLAN APPROVAL TOWN OF FALLSBURG

Date: August 22, 2019

Zone: AG - R Total Acres of Site 36.08 SBL #: 14.-1-33.4
Neversink Overlay

Name of Proposed Development: Kiryas Beirach Moshe (Aladdin Resort)

Applicant Name, Address, Phone
Kiryas Beirach Moshe Inc.,
992 Bedford Ave.
Brooklyn NY 11205

Architect/Engineer/Surveyor Name, Address, Phone
Rielly Engineering DPC
PO Box 69
Monticello NY 12701 - 845-796-9700

Owner (if different): Same

Ownership Intentions: Demolish and replace AliBaba building

Location of Site: 223 Hasbrouck Dr., Woodbourne, NY 12788

Type and Number of Units:

Single Family Multi Family Condominium
 Apartments Mobile Homes Other

Explain: Demolish and replace "Ali Baba" building

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: 8/22/19

v# 2523

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			
Kiryas Beirach Moshe (Aladdin Resort)			
Name of Action or Project:			
Kiryas Beirach Moshe (Aladdin Resort)			
Project Location (describe, and attach a location map):			
223 Hasbrouck Dr., Woodbourne, NY 12788 - "AliBaba building"			
Brief Description of Proposed Action:			
Demolish and replace "Ali Baba" building			
Name of Applicant or Sponsor:		Telephone: 845-662-4100	
Kiryas Beirach Moshe Inc.		E-Mail: david@volfconstruction.com	
Address:			
992 Bedford Ave.			
City/PO:		State:	Zip Code:
Brooklyn		NY	11205
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
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:			YES
3. a. Total acreage of the site of the proposed action?			36.08 acres
b. Total acreage to be physically disturbed?			<.05 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			36.46 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 checked="" 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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? Bald Eagle	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
Stormwater will be directed to the existing drainage infrastructure. No changes will be made to existing drainage patterns.		
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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: JOSHUA Goleweger Date: August 22, 2019

Signature: [Signature] Title: President

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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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]	Yes
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]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Yes
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) Kiryas Beirach Moshe Inc., deposes and states that he/she resides
at:

992 Bedford Avenue

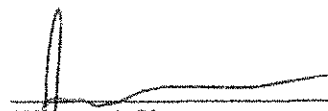
Brooklyn, NY 11205

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 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 22, 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: Aladdin
Hasbrouck Drive, Town of Fallsburg, Sullivan County, NY
SBL: 14.-1-33.4
RE Proj#: 0017-01

Dear Chairman Rosenshein:

Enclosed please find the following for Aladdin:

1. Sketch plan for Aladdin dated August 29, 2019 as prepared by Rielly Engineering, DPC.
2. Site Plan Application forms
3. Short Form EAF
4. Fee Check

Aladdin is located off Hasbrouck Drive. The facility is an existing bungalow colony, which is a pre-existing, non-conforming use in the zone. The owner's wish to demolish the existing Alibabba building and replace it in the same general area with a new 2 story 10,400 square foot building. Additional parking and sidewalk infrastructure is also proposed to serve the new buliding. The Alibabba building is used as a dining room, classroom, and a grocery.

Please place this project on the agenda for a public hearing and to be heard during the regular meeting.

If you have any questions, please call me at 845-796-9700 or email me at mrielly@riellyengineering.com. Thank you!

Sincerely,



Michael G. Rielly, PE
Engineer

Cc: Joel Kohn, JK Expediting

SEE PLANS

IN FILE