

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

Date: 09/24/2019

Zone: REC Total Acres of Site 11.4 SBL #: 26-1-67.4

Name of Proposed Development: ACH TOV V'CHESSED SCHOOL

Applicant Name, Address, Phone

Ach Tov Vchased
27 Skillman St. Brooklyn NY 11205
718-384-1652

Architect/Engineer/Surveyor Name, Address, Phone

Michael E. Miele, PE 845.629.9693
705 Orrs Mills Rd.
New Windsor, NY 12553

Owner (if different): _____

Ownership Intentions: To develop an existing site with several buildings into a school

Location of Site: West side of Meyerhoff Road, 1000 ft North of intersection of Mitteer road

Type and Number of Units:

☐ Single Family ☐ Multi Family ☐ Condominium
☐ Apartments ☐ Mobile Homes ☒ Other

Explain: Existing buildings will be converted to school buildings

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: \$ 100.00 Total Paid: \$ 100.00 Date: 09/24/2019

617.20
Appendix B
Short Environmental Assessment Form

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.

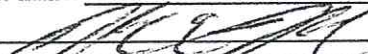
Part 1 - Project and Sponsor Information			
Name of Action or Project: ACH TOV V'CHESSED SCHOOL			
Project Location (describe, and attach a location map): West side of Meyerhoff Road, 1000 ft North of intersection of Mitteer road			
Brief Description of Proposed Action: The project consists of converting eXisting residential buildings into a boys and girls school.			
Name of Applicant or Sponsor: Ach Tov V'chesed		Telephone: 845-774-5616	
Address: 27 Stullman St.		E-Mail: Caprate Realty@gmail.com	
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	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: Sullivan County Health Department		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>11.4</u>	acres
b. Total acreage to be physically disturbed?		<u>2.0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>11.4</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Private SDS</u>	NO <input checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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 checked="" type="checkbox"/>	YES <input 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	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Stormwater will be contained on site	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

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: <u>Stormwater pond</u>	NO <input type="checkbox"/>	YES <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 <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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Michael E. Miele, PE - Engineer Date: 9.24.19

Signature: 

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

Michael E. Miele, PE

Licensed Professional Engineer

Licensed In New York, New Jersey, Connecticut & California

New York License # 079676

New Jersey License # 44042

Connecticut License # 23158

California License # 31508



September 24, 2019

Town of Town of Fallsburg Planning Board

The Town of Fallsburg

PO Box 2019

19 Railroad Plaza

South Fallsburg, NY 12779

Re: REQUEST FOR APPERENCE FOR TOWN OF FALLSBURG PLANNING BOARD
FOR SITE PLAN FOR ACH TOV V'CHESED SCHOOL
268 MEYERHOFF ROAD, HURLEYVILLE, NY 12747 – SBL: 6-1-67.4
TOWN OF FALLSBURG, COUNTY OF SULLIVAN, STATE OF NEW YORK

Dear Planning Board,

The applicants are excited to submit this site plan for the proposed ACH TOV V'CHESED SCHOOL. We request being placed on the next available agenda.

The parcel is 11.4 acre and is located in the REC Zone at 268 Meyerhoff Road, Hurleyville. There are currently several buildings on site that will be renovated and converted to classrooms and school related buildings. The applicant anticipates 6 total classrooms and two additional employees daily. This will lead to a required 14 parking spaces which are provided including (2) ADA spaces. There are (2) entrances to the site that will be improved and connected and made into a one-way traffic pattern to allow proper ingress and egress of bus traffic.

There is currently a gravel roadway that leads to the upper buildings. This will be improved, porous pavers and "gated" for emergency vehicles only. New sidewalks and walking path will be created for easy movement around the campus.

There is an existing well that will be tested and reused. A new septic system will be designed and approved by the Sullivan County Health Department. Stormwater management will consist of storing the new stormwater created by the increased impervious coverage of the driveway entrance.

We look forward to presenting this project on the October 2019 Planning Board meeting. The applicant and his professionals will work diligently toward a successful completion of this project.

Michael E. Miele, PE

Licensed Professional Engineer

Licensed In New York, New Jersey, Connecticut & California

New York License # 079676

New Jersey License # 44042

Connecticut License # 23158

California License # 31508

Thank you in advance.

Sincerely Yours,



Michael E. Miele, PE



Re: NARRATIVE FOR TOWN OF FALLSBURG BOARD
FOR SITE PLAN FOR ACH TOV V'CHESD SCHOOL
268 MEYERHOFF ROAD, HURLEYVILLE, NY 12747 – SBL: 6-1-67.4
TOWN OF FALLSBURG, COUNTY OF SULLIVAN, STATE OF NEW YORK
Page 2 of 2
Prepared on : September 24, 2019



North East Community Bank
Monroe NY

2187

9/24/2019

PAY TO THE
ORDER OF

Town of Fallsburg

\$ **100.00

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

Memo

PB
SBL-26.-1-67.4

⑈002187⑈ ⑆226072511⑆ 40047946⑈

Security features included. Details on back.

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

Application for Site Plan Approval
Page 2 of 3

9.25.19	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: X 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

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

OWNERS PROXY

(Owner) Joel Roth deposes and states that he/she resides
at:

123 South 8th Street Brooklyn NY 11211

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 Michael E. Miele, PE 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: Sep. 24, 2019


Owners Signature

Joel Roth 9/24/19
Witness' Signature

JACOB INDIG
Notary Public, State of New York
No. 01-IN6349340
Qualified in Kings County
Commission Expires 10/17/2021

List of Adjoining property Owners Located Within 300' of Property Line for SBL 26.-1-67.4

- 26.-1-66 Krmic Toma & Krmic Nada
- 26.-1-65.1 Perneszi Dawn
- 26.-1-67.9 Makovic John
- 26.-1-67.8 Makovic John
- 26.-1-67.3 Imshenetski Silviya
- 26.-1-67.7 Anagnostakos Demetrious & Anagnostakos Sophia
- 26.-1-65.4 Michael & Dawn Perneszi
- 26-1-64.2 Dr. Walter Sokol

SEE PLANS

IN FILE