

SULLIVAN COUNTY
DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
P.O. BOX 5012
MONTICELLO, NEW YORK 12701

August 18, 2005

Mr. Steve Levine, Supervisor
Town of Fallsburg
P.O. Box 830
South Fallsburg, NY 12779

RE: FAL05-06:
GML-239 County Review

Dear Mr. Levine:

In accordance with Sections 239-l, m, & n of the General Municipal Law, the Sullivan County Division of Planning and Community Development (DPCD) has reviewed the request for a zoning change from R-1 and REC-1 to HR -1 and concurrently place the project into a Planned Unit Development for a site located on State Highway 52, east of Loch Sheldrake (SBL#20-1-33.2 & 27-1-1).

Based on our review of the materials provided, it is the DPCD's opinion that the referred action could potentially have significant countywide or inter-municipal impacts related to the community infrastructure, municipal policies, and community facilities. Specifically, DPCD is concerned that the proposed magnitude of density of the project will have a negative impact on school capacity, sewer capacity in different areas of the town, adjacent land uses (i.e. REC-1 areas), traffic, and growth policies stated at both the town and county level.

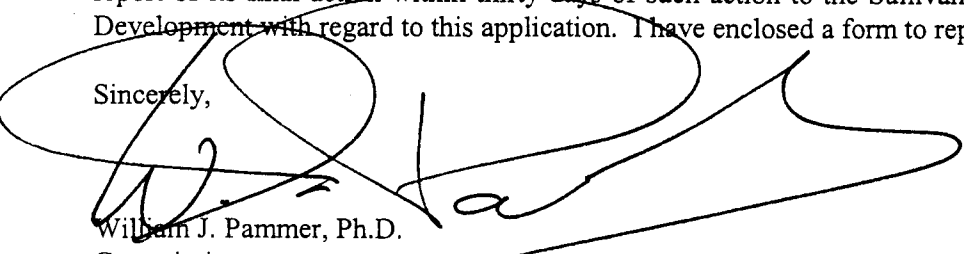
The Sullivan County Strategic Plan expresses the idea of concentrating growth near hamlet centers while simultaneously planning for needed infrastructure to sustain that growth (see Chapter 4). Currently, the sewer district at Loch Sheldrake is at capacity and has struggled to maintain compliance. In effect, infrastructure is at capacity and the Town of Fallsburg has made a series of incremental zoning changes over the past year to accommodate proposed development projects which will adversely impact the effectiveness of public infrastructure throughout the Town. These zoning changes should be made holistically so the full impacts of such proposals will have on the Town and the County may be considered. DPCD is concerned that should all of the proposed projects be constructed, county and municipal services and facilities will be overextended. Therefore, we recommend *denial*.

DPCD would like to suggest that the Town of Fallsburg consider the following:

- Perform a comprehensive review of development in the Town and link it to capital improvement planning. Over the years, Fallsburg has made significant investments in infrastructure and that investment needs to be maintained and updated simultaneously with proposed growth in a comprehensive manner.
- Update the Comprehensive Plan, particularly in reference to infrastructure planning for sewer and water, which was not identified as a significant need back in 2000 (see page 3-5).
- Consider options that may provide some breathing room for the Town to accomplish one or both of the above suggestions, such as temporary development moratorium or a major reduction in the size of proposed projects.

Please be advised that the Zoning Board of Appeals is required by Section 239-m of the General Municipal Law to provide a report of its final action ~~within thirty days~~ of such action to the Sullivan County Division of Planning and Community Development with regard to this application. I have enclosed a form to report such action.

Sincerely,



William J. Pammer, Ph.D.
Commissioner

Enclosure

cc: GML-239 Referral File

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