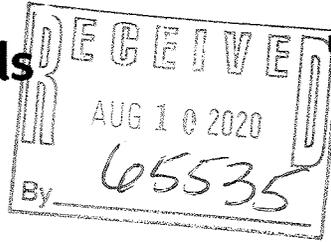




Building Standards and Codes



New York State
Department of State
Division of Building Standards and Codes
One Commerce Plaza
99 Washington Avenue, Suite 1160
Albany, NY 12231-0001
Phone: (518) 474-4073
Fax: (518) 486-4487
www.dos.ny.gov

emailed scanned copy of application 8/10/2020

Notice and Petition Relating to More Restrictive Construction Standards (Uniform Code – Executive Law § 379)

INSTRUCTIONS TO PETITIONER:

Complete this Notice and Petition in its entirety and submit as indicated in PART 6. All "Exhibits" required in PART 4 must be included and correctly labeled.

PART 1: MUNICIPALITY INFORMATION:

This Notice and Petition relates to a Local Law or Ordinance enacted or adopted by the following local government or county (the "Municipality"):

City Town Village of Fallsburg or County of Nassau.

Address: 19 Railroad Plaza
South Fallsburg, NY 12779

PART 2: LOCAL LAW OR ORDINANCE INFORMATION:

This Notice and Petition relates the Municipality's: Local Law Ordinance No. 8 of 2020.

Date of enactment or adoption of the Local Law or Ordinance by Legislative Body: 7/13/2020

Local Law only: Date of filing of Local Law pursuant to Municipal Home Rule Law: 7/14/2020

PART 3: PETITIONER INFORMATION:

This Notice and Petition is filed by the Petitioner named below (the "Petitioner").

Petitioner is the Chief Executive Officer of the Municipality.

The Municipality has no Chief Executive Officer. Petitioner is the Chairperson of the Legislative Body.²

Name of Petitioner: Steve Vegliante

Title of Petitioner: Mayor Supervisor Chairperson of Legislative Body
 Other (specify) _____

Telephone Number: (845) 434 -8810 Fax Number: (845) 434 -8835 Email Address: mmelko@fallsburgny.com

¹ Executive Law § 379(1) provides that the Notice and Petition relating to a local law or ordinance that imposes more restrictive standards for construction **must** be submitted within thirty days of such enactment or adoption by the Legislative Body. Please note that the thirty-day time period begins on the date of enactment or adoption **by the Legislative Body**, and **not** on (1) the date the local law or ordinance is approved by the Chief Executive Officer, or (2) the effective date of the local law or ordinance, or (3) the date on which the local law is filed with the Department of State's Division of Corporations, State Records, and Uniform Code pursuant to the Municipal Home Rule Law. **Please note also that the Code Council may deny a request to adopt (approve) a more restrictive construction standard if the Notice and Petition is untimely.** Please consult with the Municipality's attorney before submitting a Notice and Petition more than thirty (30) days after enactment or adoption of the local law or ordinance by the Legislative Body.

² Executive Law § 379(1) provides that "(w)ithin thirty days of such enactment or adoption, the chief executive officer, or if there be none, the chairman of the legislative body of such local government, shall so notify the council, and shall petition the council for a determination of whether such local laws or ordinances are more stringent than the standards for construction applicable generally to such local government in the uniform code." **The Code Council may deny a request to adopt (approve) a more restrictive construction standard if the Notice and Petition is not submitted by the chief executive officer of the Municipality (or, if there is no chief executive officer, by Chair of the Legislative Body of the Municipality).**

PART 4: NOTICE AND PETITION:

TO: The State Fire Prevention and Building Code Council (the "Code Council")
c/o New York State Department of State, Division of Building Standards and Codes

Notice of Enactment or Adoption. Please take notice that the Legislative Body of the Municipality enacted or adopted the Local Law or Ordinance described above (the "Local Law or Ordinance") on the "date of enactment or adoption" indicated above.

A true and complete copy of the Local Law or Ordinance is included herewith and labeled **Exhibit A.**

Petition for Determination. The undersigned Petitioner hereby petitions the Code Council for a determination that the standards for construction imposed by the Local Law or Ordinance are more stringent than the standards for construction applicable generally to the Municipality in the New York State Uniform Fire Prevention and Building Code (the "Uniform Code").

A detailed description of (1) the standards for construction imposed by the Local Law or Ordinance; (2) the corresponding standards imposed by the Uniform Code; and (3) the reasons why the Municipality believes the standards for construction imposed by the Local Law or Ordinance are more restrictive than the standards imposed by the Uniform Code is included herewith and labeled **Exhibit B.**

Special Conditions. The undersigned Petitioner hereby requests that the Code Council find that the higher or more restrictive standards for construction imposed by the Local Law or Ordinance are reasonably necessary because of special conditions prevailing within the Municipality.

A detailed description of (1) the special conditions prevailing within the Municipality including documentation verifying its existence and (2) the reasons why the Petitioner and the Municipality believe that such special conditions make the higher or more restrictive standards imposed by the Local Law or Ordinance reasonably necessary is included herewith and labeled **Exhibit C.**³

Conformance with Accepted Practices. The undersigned Petitioner hereby requests that the Code Council find that the standards for construction imposed by the Local Law or Ordinance conform with accepted engineering and fire prevention practices.

A detailed description of the reasons why the Petitioner and the Municipality believe that such standards for construction conform with accepted engineering and fire prevention practices is included herewith and labeled **Exhibit D.**⁴

Conformance with Purposes of Article 18. The undersigned Petitioner hereby requests that the Code Council find that the standards for construction imposed by the Local Law or Ordinance conform with the purposes of Article 18 of the Executive Law.

A detailed description of the reasons why the Petitioner and the Municipality believe that such standards for construction conform with the purposes of Article 18 is included herewith and labeled **Exhibit E.**⁵

³ The Code Council cannot adopt (approve) higher or more restrictive standards for construction enacted or adopted by a municipality unless the Code Council finds that such higher or more restrictive standards are reasonably necessary because of special conditions prevailing within the municipality. See Executive Law § 379(2).

⁴ The Code Council cannot adopt (approve) higher or more restrictive standards enacted or adopted by a municipality unless the Code Council finds that such higher or more restrictive standards conform with accepted engineering and fire prevention practices. See Executive Law § 379(2).

⁵ The Code Council cannot adopt (approve) higher or more restrictive standards enacted or adopted by a municipality unless the Code Council finds that such higher or more restrictive standards conform with the purposes of Article 18 of the Executive Law. See Executive Law § 379(2).

Variance Process.

- The Municipality has established a process whereby an aggrieved party may request a variance from the construction standards imposed by the Local Law or Ordinance. Such process is:
 - included in the following sections or provisions of the Local Law or Ordinance attached as Exhibit A:
 - included in a local law, ordinance, rule, or regulation other than the Local Law or Ordinance attached as Exhibit A, a true and complete copy of such other local law, ordinance, rule, or regulation being included herewith and labeled **Exhibit F.**⁶
- The Municipality has not established a process whereby an aggrieved party may request a variance from the construction standards imposed by the Local Law or Ordinance.

Additional Documentation.

List here all additional documentation submitted in support of this Petition. If more than four additional documents are submitted, attach additional pages to list those additional documents. The Department of State **strongly** recommends that the Municipality provide copies of the minutes and/or transcripts of the meetings or hearings in which the Local Law or Ordinance was discussed and enacted or adopted, particularly if those minutes or transcripts include information relating to the more restrictive nature of the standards imposed by the Local Law or Ordinance, special conditions that make the local standards reasonably necessary, and/or conformance with accepted practices and the purposes of Article 18. However, do not fail to submit this Notice and Petition within 30 days after enactment or adoption of the Local Law or Ordinance by the Legislative Body.

- Exhibit G** June 22ND 2020 TB MTH Agenda (document name)
- Exhibit H** July 13, 2020 TB MTH Agenda (document name)
- Exhibit I** Legal Notice (document name)
- Exhibit J** 239 Review letter (document name)

⁶ The Municipality's process (if any) for granting a variance from the standards for construction imposed by the Local Law or Ordinance must provide that no variance granted pursuant to such process can reduce any requirement below the level established by the Uniform Code. Neither the Municipality, nor any code enforcement official or other official or employee of the Municipality, nor any variance or appeals board established by the Municipality has the authority to waive, vary, modify or otherwise alter any provision or requirement of Uniform Code. Provisions or requirements of the Uniform Code may be varied or modified only pursuant to procedures established by the Secretary of State pursuant to Section 381(1)(f) of the Executive Law.

Request for Adoption / Approval.

The undersigned Petitioner hereby requests that the Code Council adopt (approve) the standards for construction imposed by the Local Law or Ordinance. The undersigned Petitioner and the Municipality acknowledge that (1) the Code Council has the power to adopt (approve) such standards in whole or in part; to limit the term or duration of such standards, to impose conditions in connection with the adoption thereof, and to terminate such standards at such times, and in such manner as the Code Council may deem necessary, desirable or proper; and (2) the Local Law or Ordinance cannot be enforced until an affirmative determination by the Code Council.

Dated: 7/17/2020



Signature of Petitioner (Chief Executive Officer of the Municipality or Chairperson of Legislative Body of the Municipality)

Steve Vegliante

Print or Type Name and Title of Petitioner

PART 5: MUNICIPALITY CONTACT PERSON IF OTHER THAN PETITIONER:

Name: Mollie Messenger Title: Code Officer

Telephone Number: (845) 434-8811 Email address: mmessertger@fallsburgny.com

PART 6: SUBMISSION INFORMATION:

Please submit this Notice and Petition, all required Exhibits, and any additional documentation the Petitioner and the Municipality wish to submit in support of this Notice and Petition to:

Assistant Director for Code Development
NYS Department of State, Division of Building Standards and Codes
99 Washington Ave., Suite 1160
Albany, New York 12231

Or by email to: **Dos.sm.codes.codedevelopment@dos.ny.gov**.
When submitting petitions via email, type "**MRLS:**" in the subject line followed by the name of the Municipality and the Local Law # or Ordinance #. (Example: **MRLS: Town of Anywhere, Local Law # 5 of 2017**)
Electronic submissions are strongly encouraged.

If you have questions concerning submission requirements, please call the Code Development Unit at (518) 474-4073, option 3, e-mail at **Dos.sm.codes.codedevelopment@dos.ny.gov** or fax at (518) 486-4487.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Fallsburg

Local Law No. 8 of the year 2020

A local law Amending Town of Fallsburg Municipal Code Section 310-4.3

(Insert Title)

Entitled " Separation Distances"

Be it enacted by the Town of Fallsburg Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Fallsburg

as follows:

Please see attached:

This Local Law shall take effect immediately.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Fallsburg

Local Law No. of the year 2020

A local law to amend section 4.3 of Article IV of Chapter 310 of the Town of Fallsburg Code relating to yard regulations and several sections of Article V of Chapter 310 of the town of Fallsburg Code relating to separation distances.

§ 310-4.3 G Yard Regulations, is hereby amended by adding the following language:

Cluster, bungalow colony, two-family dwellings on common land, duplex developments, multifamily developments, sleepaway camps, day camps and retreats shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within this separation distance are walkways and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings may be reduced to a minimum of 25 feet.

§310-5.14 F (4) Multifamily Developments, is hereby amended by adding the following language:

No multifamily building shall be located closer than 31 feet to another multifamily building, and said space shall be landscaped. The only improvements permitted within this minimum separation distance are walkways, and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings may be reduced to a minimum of 25 feet.

§310-5.30 A. 3 (b)[3] Duplex developments in PRD, HR and R District is hereby amended by adding the following language:

Side yards and side setback between duplex buildings and internal street. Each duplex building shall have two side yards no less than 15 feet six inches and shall have a minimum building separation of 31 feet. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

§310-9.3 F. 1 (a) and G 1 (a) Nonconformity Uses are hereby amended by adding the following language as follows:

§310-9.3F 1 (a)

Should separation requirements not be met, then the required fire separation of a two-hour fire assembly shall be constructed for the exterior walls that do not meet this requirement.

310-9.3 G 1 (a)

Existing structures at legally nonconforming sleepaway or day camps may be replaced in kind with a new structure on the same building footprint, provided that all applicable building separation requirements contained in the bulk table of the Zoning Chapter^[a] of the zoning district can be provided, or the requirements of § 310-4.3G, whichever is more strict. Should separation requirements not be met, per ISO standards, then the required fire separation of a two-hour fire wall shall be constructed for the exterior walls that do not meet this requirement.

1. This local law shall take effect immediately.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 8 of 2020 of the (County)(City)(Town)(Village) of Town of Fallsburg was duly passed by the Fallsburg Town Board on 7-13 2020, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 2020 of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 2020 of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 2020. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 2020 of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 2020. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

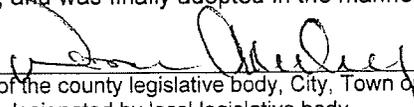
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20²⁰ of the City of Fallsburg having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20²⁰ of the County of Sullivan State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.



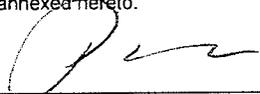
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body
Donna Akerley, Town of Fallsburg Town Clerk

Date: 7-13-20

(Seal)

STATE OF NEW YORK
TOWN OF FALLSBURG
COUNTY OF SULLIVAN

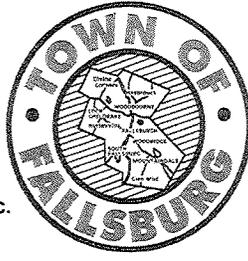
I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.



Paula Elaine Kay, Attorney for the Town of Fallsburg

Date: 7-13-20

Mollie Messenger
Code Enforcement Officer



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX: (845) 434-5883

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.

Exhibit B:

Attached as Exhibit B are the NYS Uniformed Code sections as to when a 2-hour fire wall is required and also approved construction standards. Also, attached is an example of suitable construction for a 2-hour fire wall as it pertains to the Local Law #8 of the Town of Fallsburg.

In this law the actual construction of the 2-hour fire wall is not more restrictive. The Local Law is pertaining to the building standards to which a 2-hour fire wall is required is more restrictive.

The Town of Fallsburg has an increase in population to such an extent that the demand on the utilities and infrastructure far exceeds the intended design. The Town has done extensive studies and changed the zoning in an effort to slow growth in this area in order to catch up with the failing infrastructure. The Town has added a well and a water storage tank this year, we have added generators and VFD's to two wells. All of these upgrades have come directly from Town funds, as we have applied several times for grant funding and not been successful.

The correlation between this code change and our infrastructure is that if we have a water main break or a problem with a storage tank then there is a possibility that there will not be water to fight a fire. Fire spread in these tight communities is a major concern. Several communities are rebuilding on the same foundations in close proximity to each other, by maintaining a 25' separation and or a 2-hour fire wall we are preventing the fire spread; preventing loss of the structure and loss of life.

The Town continues to be in a booming construction age, families are coming up from New York City in record numbers, to build new homes. The responsible action is to put in preventative measures as done so by Local Law #8.

Exhibit B
(2) uniform Code
STANDARDS

**SECTION R302
FIRE-RESISTANT CONSTRUCTION**

R302.1 Exterior walls.

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1), or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section R2804 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance
2. Walls of individual dwelling units and their accessory structures located on the same lot
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

**TABLE R302.1(1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 708.3 of the Building Code of New York State with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	NA	< 2 feet
Projections	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{1, 2}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	NA	< 2 feet
Openings in walls	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
	Not allowed	NA	< 2 feet

F Exterior Walls

Wood Framed



1 Hour Fire-Rated Construction		Loadbearing	Reference
Construction Detail	Description	Test Number	Index
<p>wt. 9 psf 5 1/8" 5 1/4"</p>	<ul style="list-style-type: none"> • 1/2" DUROCK cement board, interior side - 15/32" plywood - 2 x 4 wood studs 16" o.c. - 3" THERMAFIBER SAFB - joints finished • 5/8" SHEETROCK FIRECODE Core gypsum panels, FIBEROCK AQUA-TOUGH exterior sheathing or SECUROCK glass-mat sheathing, other side 	UL Des U303	F-12
<p>5 3/8"</p>	<ul style="list-style-type: none"> • 5/8" SHEETROCK FIRECODE C Core gypsum panels, interior side - 2 x 4 16" wood studs o.c. - 3-1/2" THERMAFIBER SAFB - 1" extruded polystyrene insulating sheathing and 1/2" plywood siding - joints finished 	UL Des U330	F-13
<p>wt. 15 5"</p>	<ul style="list-style-type: none"> • 1/2" DUROCK cement board and 1/4" ceramic tile exterior - 2 x 4 wood studs 16" o.c. - 3-1/2" THERMAFIBER SAFB • 5/8" SHEETROCK FIRECODE Core gypsum panels - optional veneer plaster 	UL Des U329	F-14
<p>wt. 7 4 3/4"</p>	<ul style="list-style-type: none"> • 5/8" SHEETROCK® brand Type X exterior sheathing or 5/8" FIBEROCK AQUA-TOUGH exterior sheathing or SECUROCK glass-mat sheathing • 5/8" SHEETROCK FIRECODE Core gypsum panels or SHEETROCK MOLD TOUGH FIRECODE Core gypsum panels, interior side - 2 x 4 wood studs 16" o.c. - joints exposed or finished 	UL Des U305, U314	F-15
2 Hour Fire-Rated Construction			
<p>wt. 12 6"</p>	<ul style="list-style-type: none"> • 5/8" SHEETROCK Type X exterior sheathing, FIBEROCK AQUA-TOUGH exterior sheathing or SECUROCK glass-mat sheathing, on exterior side • double layer 5/8" SHEETROCK FIRECODE Core gypsum sheathing or SHEETROCK MOLD TOUGH FIRECODE Core gypsum panels on interior - 2 x 4 wood stud 16" o.c. 	UL Des U301	F-16
<p>10"</p>	<ul style="list-style-type: none"> • 5/8" SHEETROCK FIRECODE Core gypsum panels, interior side - 2 x 4 wood stud 16" o.c. • 1/2" FIBEROCK AQUA-TOUGH exterior sheathing or SHEETROCK gypsum sheathing or SECUROCK glass-mat sheathing - joints finished - 4" nominal masonry 	UL Des U302	F-17

Uniform Code Standards

G

Through-Penetration Firestops

Steel/Iron Metallic



Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference	
				Minimum	Maximum	F	T		ARL	Index
Steel or iron pipe up to 6"	CW, CF	1" Type AS	3-1/2", min 4 pcf	3/8"	3/4"	3	0	C-AJ-1020	SA727	G-1
Steel or iron pipe up to 6"	CW, CF	2" Type AS	2-1/2", min 4 pcf	3/8"	1"	3	0	C-AJ-1020	SA727	G-2
Steel or iron pipe up to 24"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	1-15/16"	3	0	C-AJ-1081	SA727	G-3
Steel or iron pipe up to 10"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-4
Steel or iron pipe up to 12"	CW, CF	1/2" Type A	4", min 4 pcf	1/4"	1"	2	0	C-AJ-1347	SA727	G-5
Steel or iron pipe up to 4"	CW, CF	1/2" Type A	4", min 4 pcf	0"	7/8"	2	0	C-AJ-1347	SA727	G-6
Steel or iron pipe up to 4"	CW, CF	1/2" Type IA	4", min 4 pcf	1/2"	1-3/8"	2	0	C-AJ-1348	SA727	G-7
Steel or iron pipe up to 8"	CW, CF	1/2" Type IA	4", min 4 pcf ^a	1/2"	1"	2	1	C-AJ-5146	SA727	G-8
Steel or iron pipe up to 8"	CW, CF	1" Type IA	Foam backer ^a	1/8"	1/4"	2	1	C-AJ-5147	SA727	G-9
Insulated steel or iron pipe up to 2"	CW, CF	1" Type IA	Foam backer	1/2"	0"-1-3/8"	2	1-1/2	C-AJ-5148	SA727	G-10
Insulated steel or iron pipe up to 8"	CW, CF	1" Type IA	Foam backer	1/2"	1-1/2"	2	1/2-1	C-AJ-5149	SA727	G-11
Steel or iron pipe up to 4"	CW, CF	1" Type IA	3-1/2", min, 4 pcf ^a	1/2"	1-1/2"	2	1/2-1	C-AJ-5149	SA727	G-11
Steel or iron pipe up to 8"	FSD	1/2" Type A	4", min 4 pcf	1/4"	1-5/8"	3	0	F-A-1020	SA727	G-12
Insulated steel or iron pipe up to 8"	FSD	1/2" Type A	4", min 4 pcf ^a	1/4"	5/8"	3	1	F-A-5014	SA727	G-13
Steel or iron pipe up to 8"	WF	1/2" Type IA	Foam backer ^c	0"	7/8"	1	1/4	F-C-1069	SA727	G-14
Insulated steel or iron pipe up to 4"	WF	1/2" Type IA	Foam backer ^a	0"	7/8"	1	3/4-1	F-C-5042	SA727	G-15
Steel or iron pipe up to 8"	WF	1/2" Type IA	Foam backer ^a	0"	7/8"	1	3/4-1	F-C-5042	SA727	G-15
Steel or iron pipe up to 4"	GW	1" Type FC	2-1/2", min 4 pcf	1/4"	2-1/4"	2	0	W-L-1027	SA727	G-17
Steel or iron pipe up to 4"	GW	1" Type FC	2-1/2", min 4 pcf	1"	1-5/8"	2	0	W-L-1027	SA727	G-18
Steel or iron pipe up to 6"	GW	1" Type FC	2-1/2", min 4 pcf	1"	1-5/8"	2	0	W-L-1027	SA727	G-18
Steel or iron pipe up to 6"	GW	1" Type FC	2-1/2", min 4 pcf	1/4"	1-5/8"	1	0	W-L-1039	SA727	G-19
Steel or iron pipe up to 4"	GW	1/2" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	2	0	W-L-1063	SA727	G-20
Steel or iron pipe up to 4"	GW	1" Type FC or RFC	—	1/4"	1-5/8"	2	0	W-L-1063	SA727	G-20
Steel or iron pipe up to 4"	GW	1" Type AS	2-1/2", min 4 pcf	1/4"	1-1/4"	2	0	W-L-1064	SA727	G-21
Steel or iron pipe up to 4"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-1/4"	2	1-2	W-L-1065	SA727	G-22
Steel or iron pipe up to 1"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	3/8"	1-5/8"	2	1-2	W-L-1065	SA727	G-22
Steel or iron pipe up to 4"	GW	1" Type FC or RFC	—	1/4"	1-1/4"	1	0-1	W-L-1087	SA727	G-23
Steel or iron pipe up to 4"	GW	1" Type FC or RFC	—	1/4"	1-1/4"	1	0-1	W-L-1087	SA727	G-23
Insulated steel pipe up to 4"	GW	1/4" Type FC or RFC	—	1/4"	1/2"	2	1	W-L-5043	SA727	G-24
Insulated steel pipe up to 4"	GW	1" Type FC or RFC	—	1/2"	5/8"	2	3/4	W-L-5044	SA727	G-25
Insulated steel pipe up to 3-1/2"	GW	1" Type FC or RFC	—	1/2"	5/8"	2	3/4	W-L-5044	SA727	G-25
Insulated steel or iron pipe up to 4"	GW	1" Type IA	Foam backer ^{a,c}	0"	3/8"	2	1/2	W-L-5114	SA727	G-26
Insulated steel or iron pipe up to 4"	GW	1/2" Type IA	Foam backer ^{a,c}	1/4"	1-1/8"	1-2	1/2-1	W-L-5115	SA727	G-27
Insulated steel or iron pipe up to 8"	GW	1" Type IA	Foam backer ^c	0"	1/2"	2	2	W-L-5116	SA727	G-28

Conduit

Nominal 4"	CW, CF	1" Type AS or SS	3-1/2", min 4 pcf	3/8"	3/4"	3	0	C-AJ-1020	SA727	G-29
Nominal 4"	CW, CF	2" Type AS or SS	2-1/2", min 4 pcf	3/8"	1"	3	0	C-AJ-1020	SA727	G-30
Steel conduit up to 6" or metallic tubing up to 4"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-31
Nominal 4"	CW, CF	1/2" Type A	4", min 4 pcf	0"	7/8"	2	0	C-AJ-1347	SA727	G-32
Nominal 4"	CW, CF	1/2" Type IA	4", min 4 pcf	1/2"	1-3/8"	2	0	C-AJ-1348	SA727	G-33
Insulated nominal 4"	CW, CF	1" Type IA	3-1/2", min 4 pcf ^a	1/2"	1-1/2"	2	1/2-1	C-AJ-5149	SA727	G-34
Nominal 4"	FSD	1/2" Type A	4", min 4 pcf	1/4"	1-5/8"	3	0	F-A-1020	SA727	G-35
Nominal 4"	WF	1/2" Type IA	Foam backer ^c	0"	7/8"	1	1/4	F-C-1069	SA727	G-36
Nominal 4"	WF	1/2" Type IA	Foam backer ^c	0"	7/8"	1	3/4	F-C-1070	SA727	G-37
Nominal 2" flex. pipe	WF	1/2" Type IA	Foam backer ^c	0"	7/8"	1	3/4	F-C-1070	SA727	G-37
Nominal 4"	CW	1/2" Type IA	Foam backer ^c	0"	1"	2	0	W-J-1091	SA727	G-38
Nominal 4"	CW	1/2" Type IA	Foam backer ^c	0"	1"	2	0	W-J-1091	SA727	G-38
Steel conduit or metallic tubing up to 4"	GW	1" Type FC	2-1/2", min 4 pcf	1/4"	2-1/4"	2	0	W-L-1027	SA727	G-39
Nominal 4" or metallic tubing up to 4"	GW	1/2" Type FC or RFC	2-1/2", min 4 pcf	1/4"	2-1/4"	2	0	W-L-1027	SA727	G-39
Steel conduit or metallic tubing up to 4"	GW	1" Type FC or RFC	—	1/4"	1-5/8"	1	0-1	W-L-1039	SA727	G-40
Steel conduit or metallic tubing up to 3-1/2"	GW	1" Type FC or RFC	—	1/4"	1-5/8"	2	0	W-L-1063	SA727	G-41
Steel conduit or metallic tubing up to 4"	GW	1" Type AS	2-1/2", min 4 pcf	1/4"	1-1/4"	2	0	W-L-1064	SA727	G-42
Nominal 1" or metallic tubing up to 1"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	3/8"	1-5/8"	2	2	W-L-1065	SA727	G-43
Nominal 4" or metallic tubing up to 4"	GW	1" Type FC or RFC	—	1/4"	1-1/4"	1	0-1	W-L-1087	SA727	G-44

EXTERIOR WALLS

GA FILE NO. WP 8415

GENERIC

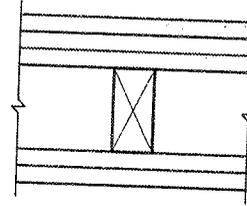
2 HOUR
FIRE

GYPNUM SHEATHING, GYPNUM WALLBOARD, WOOD STUDS

EXTERIOR SIDE: Base layer 5/8" type X gypsum sheathing applied at right angles to 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face layer** 5/8" type X gypsum sheathing applied at right angles to studs with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Exterior cladding attached through sheathing to studs.

INTERIOR SIDE: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face layer** 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. (LOAD-BEARING)



Thickness: 6 1/8" without exterior cladding
Fire Test: See WP 4135
(FM WP 360, 9-27-74)

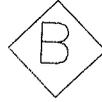


Exhibit B

(1) Const. imposed by Town law
Example Below

1/2" PLYWOOD SHEATHING. THE FIRST 6'-0" OF BUILDING AS WELL AS OVERHANG OF BUILDING TO HAVE FIRE RATED SHEATHING

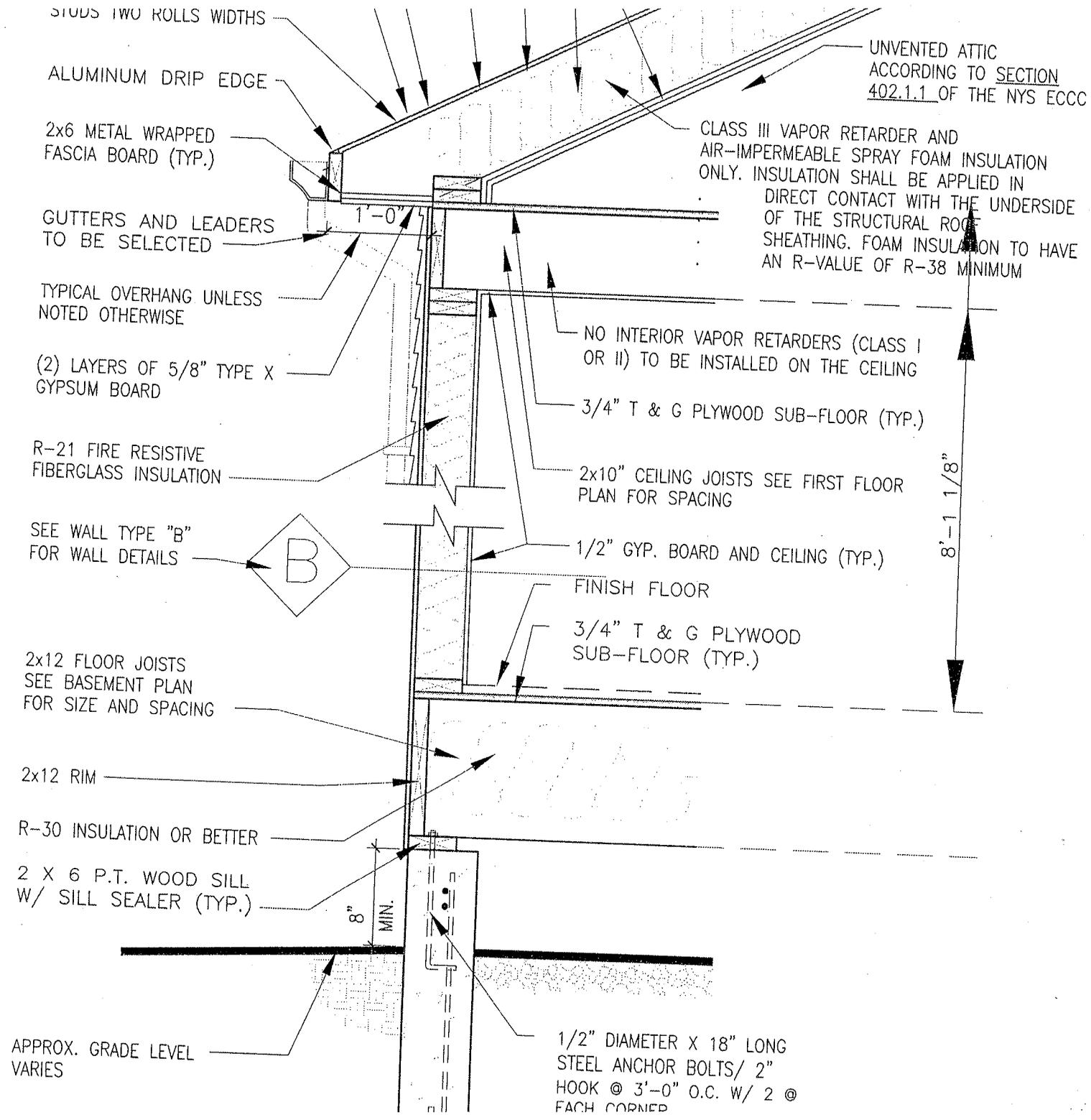
ASPHALT ROOF SHINGLES (TYP.) CLASS "A"

#30 FELT PAPER

MINIMUM 1/4 INCH (6 MM) VENTED AIR SPACE SHOULD SEPARATE THE SHINGLES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.

2 x12 RAFTERS SEE ROOF PLAN FOR SPACING

(2) LAYERS OF 5/8" TYPE X GYPNUM BOARD ATTACHED TO THE INSIDE OF RAFTERS 6' INTO BUILDING



UNVENTED ATTIC
 ACCORDING TO SECTION
 402.1.1 OF THE NYS ECCC

CLASS III VAPOR RETARDER AND
 AIR-IMPERMEABLE SPRAY FOAM INSULATION
 ONLY. INSULATION SHALL BE APPLIED IN
 DIRECT CONTACT WITH THE UNDERSIDE
 OF THE STRUCTURAL ROOF
 SHEATHING. FOAM INSULATION TO HAVE
 AN R-VALUE OF R-38 MINIMUM

NO INTERIOR VAPOR RETARDERS (CLASS I
 OR II) TO BE INSTALLED ON THE CEILING

3/4" T & G PLYWOOD SUB-FLOOR (TYP.)

2x10" CEILING JOISTS SEE FIRST FLOOR
 PLAN FOR SPACING

1/2" GYP. BOARD AND CEILING (TYP.)

FINISH FLOOR
 3/4" T & G PLYWOOD
 SUB-FLOOR (TYP.)

1/2" DIAMETER X 18" LONG
 STEEL ANCHOR BOLTS/ 2"
 HOOK @ 3'-0" O.C. W/ 2 @
 EACH CORNER

STUDS TWO ROLLS WIDTHS

ALUMINUM DRIP EDGE

2x6 METAL WRAPPED
 FASCIA BOARD (TYP.)

GUTTERS AND LEADERS
 TO BE SELECTED

TYPICAL OVERHANG UNLESS
 NOTED OTHERWISE

(2) LAYERS OF 5/8" TYPE X
 GYPSUM BOARD

R-21 FIRE RESISTIVE
 FIBERGLASS INSULATION

SEE WALL TYPE "B"
 FOR WALL DETAILS

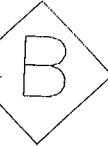
2x12 FLOOR JOISTS
 SEE BASEMENT PLAN
 FOR SIZE AND SPACING

2x12 RIM

R-30 INSULATION OR BETTER

2 X 6 P.T. WOOD SILL
 W/ SILL SEALER (TYP.)

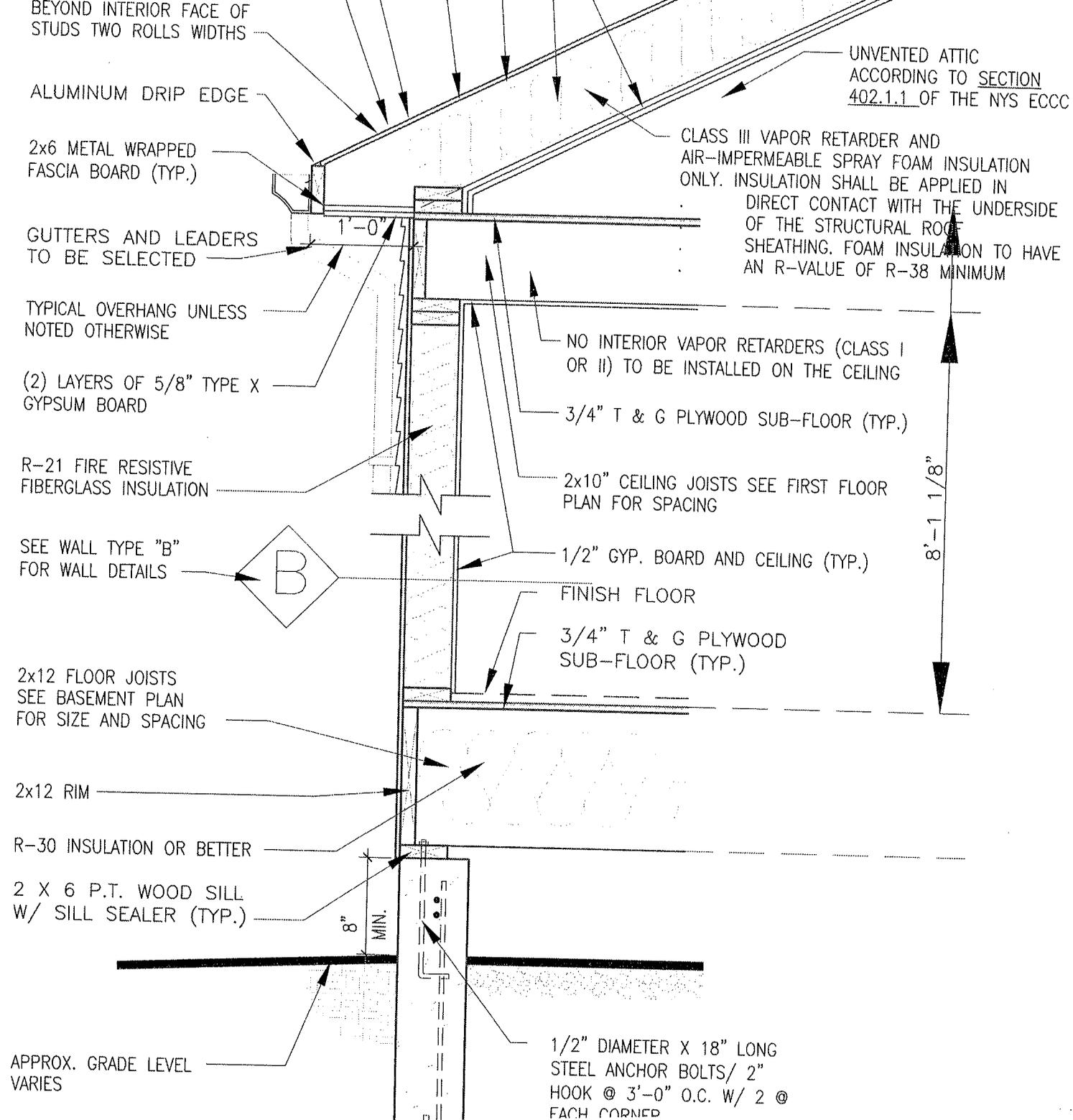
APPROX. GRADE LEVEL
 VARIES



8" MIN.

8'-1 1/8"

1'-0"



BEYOND INTERIOR FACE OF STUDS TWO ROLLS WIDTHS

ALUMINUM DRIP EDGE

2x6 METAL WRAPPED FASCIA BOARD (TYP.)

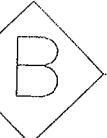
GUTTERS AND LEADERS TO BE SELECTED

TYPICAL OVERHANG UNLESS NOTED OTHERWISE

(2) LAYERS OF 5/8" TYPE X GYPSUM BOARD

R-21 FIRE RESISTIVE FIBERGLASS INSULATION

SEE WALL TYPE "B" FOR WALL DETAILS



2x12 FLOOR JOISTS SEE BASEMENT PLAN FOR SIZE AND SPACING

2x12 RIM

R-30 INSULATION OR BETTER

2 X 6 P.T. WOOD SILL W/ SILL SEALER (TYP.)

APPROX. GRADE LEVEL VARIES

8" MIN.

1/2" DIAMETER X 18" LONG STEEL ANCHOR BOLTS/ 2" HOOK @ 3'-0" O.C. W/ 2 @ EACH CORNER

UNVENTED ATTIC ACCORDING TO SECTION 402.1.1 OF THE NYS ECCC

CLASS III VAPOR RETARDER AND AIR-IMPERMEABLE SPRAY FOAM INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. FOAM INSULATION TO HAVE AN R-VALUE OF R-38 MINIMUM

NO INTERIOR VAPOR RETARDERS (CLASS I OR II) TO BE INSTALLED ON THE CEILING

3/4" T & G PLYWOOD SUB-FLOOR (TYP.)

2x10" CEILING JOISTS SEE FIRST FLOOR PLAN FOR SPACING

1/2" GYP. BOARD AND CEILING (TYP.)

FINISH FLOOR

3/4" T & G PLYWOOD SUB-FLOOR (TYP.)

8'-1 1/8"



Sullivan County 911 Communications

Fire Dispatch Report Year End 2019

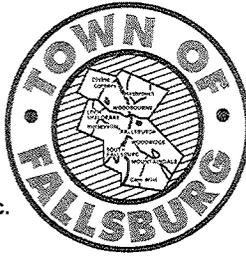


Call Types	Station Numbers																																										Total
	61	62	63	64	65	66	67	68	69	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	29	30	31	32	33	34	35	36	37	38	39	40	42			
Activated Alarm	20	52	10	4	2	17	14	4	3	6	78	24	14	13	7	6	152	25	0	59	36	406	11	5	6	6	58	16	27	55	7	7	16	31	5	23	37	40	11	19	1332		
Aircraft Emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bomb Threat/Found	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brush Fire	0	7	0	0	0	1	1	0	1	0	0	0	1	0	2	1	2	0	0	3	1	15	1	1	0	0	1	2	0	2	0	0	0	2	1	4	3	6	1	2	61		
Cellar Pump Out	1	1	0	0	0	0	1	1	0	0	1	1	1	0	0	0	5	3	0	0	3	4	0	0	0	0	0	1	1	0	0	1	1	3	0	0	1	2	3	0	35		
CO Detector	2	12	0	1	0	1	4	0	3	0	7	3	5	2	0	2	17	3	1	8	6	46	1	0	1	2	12	5	7	14	7	0	2	21	1	2	11	9	7	4	229		
Drowning/Water Rescue	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	1	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	0	1	11	
Dumpster/Trash Fire	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Explosion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HAZMAT	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	9
Investigation	0	7	1	0	0	1	0	0	0	0	2	3	7	1	0	1	7	6	0	5	2	13	2	3	1	1	9	0	6	3	3	1	1	1	2	3	3	7	1	3	106		
LZ	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	5	
Medical	0	29	31	6	4	37	4	1	0	6	2	13	5	2	4	3	8	18	3	16	114	447	6	0	9	9	17	16	1	1	59	2	8	3	42	12	5	27	29	7	1008		
Miscellaneous	0	5	1	2	2	1	1	0	0	0	0	2	2	2	0	2	4	5	0	2	2	14	0	0	0	1	3	1	3	2	2	3	0	1	2	2	3	2	0	2	74		
MVA	2	39	7	4	3	15	8	6	1	9	11	13	4	3	12	7	23	18	5	21	14	149	3	5	5	3	31	18	3	25	2	6	8	15	6	19	7	45	5	15	686		
Mutual Aid	7	19	23	7	2	13	20	9	50	24	23	25	23	3	7	16	16	17	4	21	45	23	3	52	21	5	24	21	6	19	6	7	10	34	17	10	13	19	9	13	686		
Odor of Gas/Gas Leak	0	5	0	0	1	1	0	0	0	0	2	1	0	1	0	1	12	3	0	4	2	28	1	0	2	0	6	3	3	5	0	4	1	1	0	2	2	4	0	2	97		
Public Service Call	0	4	0	0	0	14	0	0	0	1	0	1	1	0	0	1	2	1	0	0	2	5	0	2	1	1	1	0	0	2	0	1	0	0	0	0	0	0	0	0	0	30	
Rescue	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	3	1	0	1	2	15	0	0	0	0	0	0	2	0	1	0	0	0	0	0	1	0	0	0	0	10	
Search for Lost Person	0	0	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	10	
Structure Fire	4	16	2	6	1	9	1	4	2	1	4	2	9	4	6	3	34	8	0	12	6	66	3	5	2	1	12	4	3	15	2	8	2	3	4	5	10	6	2	7	294		
Traffic/Fire Police	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	1	1	0	7	
Traffic/Fire Police	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tree/Wires/Pole	1	23	6	9	3	11	5	13	2	9	7	9	15	3	10	22	19	17	6	9	21	55	6	7	6	8	10	7	12	8	17	10	11	16	2	17	14	21	4	12	463		
Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Vehicle Fire	1	13	1	0	0	0	2	1	2	1	1	0	1	0	1	2	11	3	0	1	5	13	0	1	0	0	4	5	0	1	2	1	0	0	1	0	1	16	1	1	93		
Total Fire Dispatches	38	232	83	39	20	123	62	39	64	62	141	99	88	34	49	67	320	130	19	166	264	1302	37	81	55	37	193	104	73	152	109	52	60	132	86	100	113	212	75	90	5202		

Fallsburg is one of 20 Towns in Sullivan County
17% of 2019 structure fires were in
Fallsburg.

All data accurate +/- 2%

Mollie Messenger
Code Enforcement Officer



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX: (845) 434-5883

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.

Exhibit C:

Attached as Exhibit B (1) the homes in this community are spaced at least 25' apart as required by Town code. The home circled in the photo burnt down in the middle of the night and the adjacent homes, that were occupied, never knew the home was on fire. The picture of the fire department at the scene is what was left when they showed up. The homes on either side of the burnt unit showed a very small amount of melting on the siding from the heat.

Exhibit B (2) is a fire in 2 multi-family communities, where the homes are spaced less than 25' apart and they do not have a 2-hour fire rated wall structure. The fire spread from one community to the other with several buildings lost.

These are two examples of showing the importance of spacing and construction to prevent fire spread. Not only will the probably of the fire spread decrease the fire department will also be given more time to access the development to put out the fire.

Exhibit B (3, 4 and 5) are lists of Multi Family homes and camp properties and new Construction that continues to increase as the construction industry and second home market flourish. This law is put into place to allow for the fire department to have more time in an emergency and also to provide the property owners with added security. There are very few Towns in our area much less the state that see this influx in seasonal communities and this tremendous amount of construction. The Town of Fallsburg needs these laws in place for these special conditions that are present in the Town.

Wendel Web Mapping Application



Exhibit C
(1)

LEGEND

- * Meters - Active Service Request
- Meters - Status
 - Status Not Specified
 - Installed
 - Removed
 - Seasonal Installed
 - Seasonal Removed
 - Scheduled to be Installed
 - Scheduled to be Removed
 - Town TBA
 - Problem Account
 - Meter Pit
 - Curb Box
 - Waterline Break
 - Well
- Mainline Valve Status
 - OK
 - NG
 - Replace
 - Prepared By
- Mainline Valve
 - All Other Values





Exhibit C (2)

Bldgs lost By fire spread.

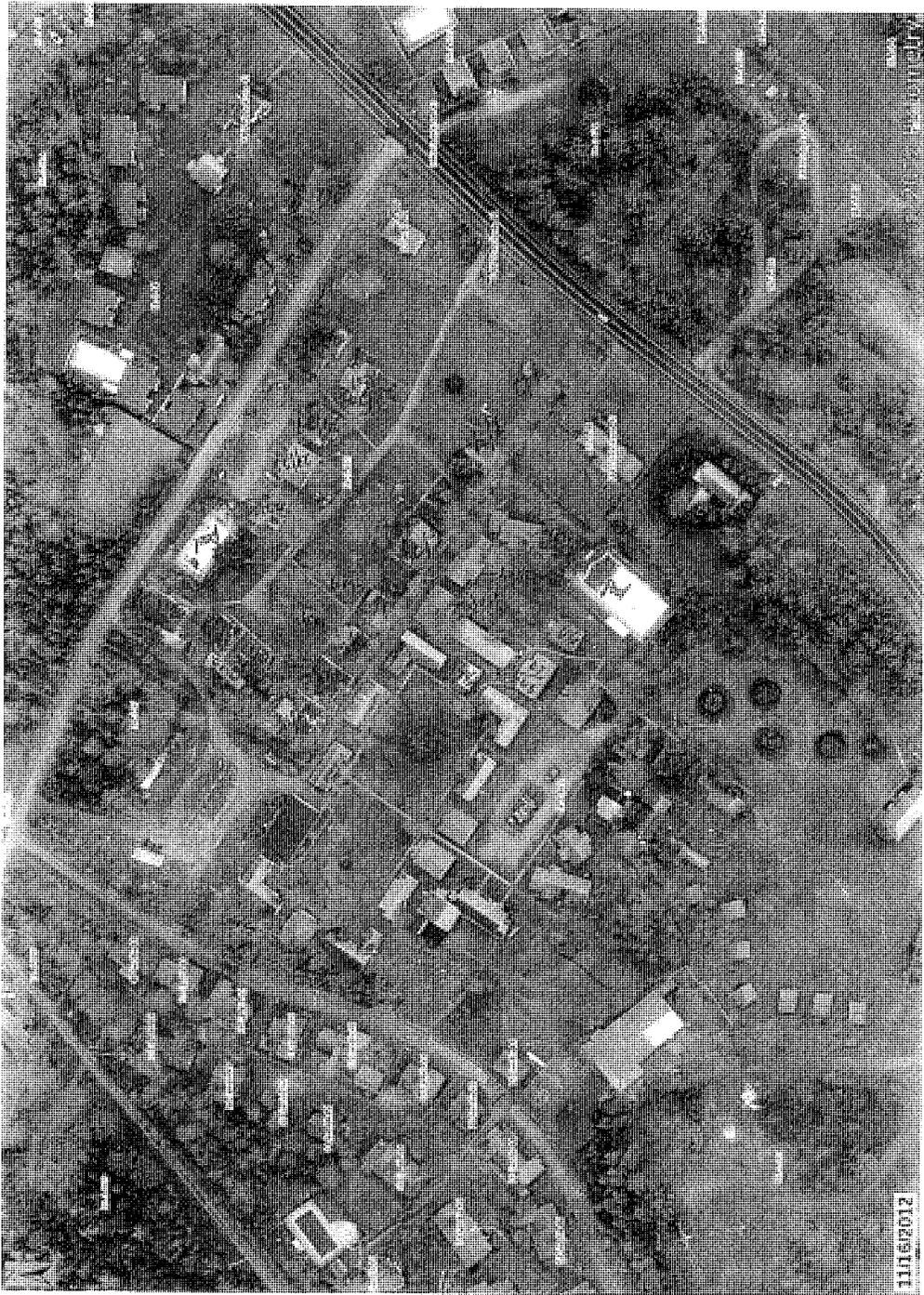


Exhibit C (3)

Camp Inspection									
INSP.	ASS. NAME	LOCATION	Contact Name	Contact #	S-B-L	CODE	# Units	Notes	Action Taken
LOGH SHELDRAKE									
Master List									
CONDEMNED	Ganz, Eugene	302 Divine Corners Rd			7.-1-12.1	417	31		2014
	Kee Tov Cottages Inc	267 Hillside Rd.	Benzion Zimmermon	718-584-5304 (Cell) 917-930-8540	11.-1-20.1	417	23		2014
	Adas Yereim Inc (LABAUGH RD CAMP)	107 Labaugh Rd	Adas Yerem	917-841-1917	12.-1-13	581	17		2014
	Hychel Hatorah of (Divine Corners)	160 Divine Corners Rd	Moses Friedman	917-838-3540	12.-1-69	417	21		2014
	Lakeshore Realty Holding, LLC (Old INN at Lake)	1222/1224 State Route 52			17.-1-3	417	0		2015
	Be'er Hatorah				17.-1-33.1				2015
	BrookHaven Estates/Twin Bridge Estates Congregation Ahvuh (Boyaner)	Co Hwy 51 612 Loch Sheldrake Hurleyville Rd	Giovanni Gil(Caretaker) Abandond	845-798-3840 845-796-5251	26.-1-28 26.-1-30	417	1		2014 2015
WOODBORNE									
Master List									
	Camp Norr (Association of Russian)	2408 Ulster Heights Rd.	Andrew Stepanoff	203-521-9623	6.-1-5.1				2015
	Congregation Oraysa	228 Todd Rd.	Jeffery Pearl	347-386-5364	10.-1-15.4	417	12		RE-INSPECTED 2015
	Camp Chavatzeleth, Camp Tubby or Beth Jacob	350 Hasbrouck Dr.	Bucky Loucks	914-866-6413	14.-1-13.3	581	13		2014
	Congregation Eretz H'Chaim (Hasbrouck Road)	71 Hasbrouck Dr.		718-436-9079	14.-1-16.2	417	26		2014
	Congregation Eitz Prei	6446 State Route 42			14.-1-23	417	5		2015
	Kiryas Birech Moshe Inc	184 Hasbrouck Dr.			14.-1-33.4	417			2014
	Congregation Mekor Chaim (Camp Nitra)	153 Budd Rd.	Ari Grunhut	917-716-7360	16.-1-24.2	414			2015
	Realuyo, Pompeyo R	Hutrat Rd Tr 51			20.-1-5	417			2012-VACANT
	Yeshiva Birchah Moshe, Inc	Hasbrouck Dr. Tr 89 (20 Robbie Rd.)	Moshe Breien Caretaker: Hanah Rosnea	862-505-9272 Caretaker: 917- 699-7377	21.-1-8	417			2014
	Mesivta, Sanz Of / Shereath Haplata	340 Firehouse Rd.	Caretaker: Jacob Silberman	Caretaker: 347- 224-2439	21.-1-30.2	417			2014
	Mosdos Klausenburg Inc	218 Firehouse Rd.	Caretaker: Jacob Silberman	Caretaker: 347-224-2439	21.-1-34	417			2014
	Yeshiva Birchah Moshe	20 Robbie Rd. (State Route 52)	Moshe Breien Caretaker: Hanah Rosnea	862-505-9272 Caretaker: 917- 699-7377	22.-3-3	417			2014
	Mesivta Sanz of hudson	28 Budd Rd.	Caretaker: Jacob Silberman	Caretaker: 347- 224-2439	23-8-1	417			2014
	Frimerman, Esther ETAL. (Mountain Crest)	129 Murphy Rd Tr. 74	Caretaker: Joe Frimerman	718-759-8119	27.-1-10	417			2014
	Fallsburg Best Homes, LLC (Steven Star)	201 Murphy Rd.	Alexander Gross Caretaker: Mayer Wachs	845-270-5099 Caretaker: 718- 438-3456	27.-1-12.3	417			2014
	Lansmans Housing Corp	103 Murphy Rd.	Caretaker: LeeFord McCalla	717-439-8661 Caretaker: 845- 807-9991	27.-1-8.1	417			2014
	Yeshiva Machzikei Torah Camp Belz	Off East Pond Rd.			29.-1-2	581			2013
	Yeshiva Machzikei Torah Camp Belz	Co Hwy 158			29.-1-22.2	417			2013
	Yeshiva Machzikei Torah Camp Belz	East Pond Rd Tr 93			29.-1-24.5	417			2013
Fallsburg									
Master List									
	Fallsburg Hill Estates Inc.	St. Hwy 42			28.-1-3	417			2014
	Yeshiva Wiznitz Mesivta of USA Katz Road	2 Katz Rd. Tr 164	Caretaker: Jeff Taylor	Caretaker: 845- 332-8774	28-1-30	417			2015
	Nveh Shalom	Riverside Dr. Tr 98	Zalman Katz	347-528-9267	28-1-32.1				2015
	Old Falls Colony Corp	86 Brickman Rd.			39.-1-26.2	417			
	Neversink Friends (I. Niklach, LLC)	5708 State Route 42			39.-1-27.2	417			2015
	Camp Bnei Shimon Yisroel		Caretaker: Ted Degraw	718-963-2791 845-434-3840 Caretaker: 845- 807-4010	39-1-74				2015
	The Sunny Day NY LLC	5499 State Route 42			39.-1-77				
	Wolf Schreiber 56 occupancy tables & chairs	5467 State Route 42			39-1-84	417			
	Riversite, Associates	5449 State Route 42			39.-1-88.3	417			2015
	Djonbataj, Idriz	130 Old Turnpike Rd.			42.-1-24.1	417			
SOUTH FALLSBURG									
Master List									
	Taanig, Inc	280 & 282 Laurel Ave	David Weissman	347-581-0130	36.-1-33.7	417			
	Sheves Achim Estates, Inc.	Laurel Ave & Elm Dr.			36.-1-45.2	417			

		Pleasant Valley Rd Colony	239 Pleasant Valley Rd.	Tova Tosen	347-512-5991	36.-1-50	417			2015
		UTA	224 Pleasant Valley Rd.			36-1-52.1	DOH			2013
		Tarry Brae Village Inc	338 Pleasant Valley Rd.	Jacob Hirsch	917-861-7744	36.-1-58.4	417			2014
		Majcher, Andrzej	5462 State Route 42	Andrzej Majcher	817-826-2433	39.-1-63.1	417			2014
		Cong Ahavs Tzdokah v Chesed Old Crystal Run	5556 State Route 42	Yosef Mayer Caretaker: Yoel Goldstein	718-435-9164 Caretaker: 212-810-0049	39.-1-66.1	417			2014
		Rabbinical College of OHR	5574 State Route 42	Caretaker: Yankl Reiner	718-855-4092 Caretaker: 347-405-4010	39.-1-67	417			2014
		Bnois Spinka (CAMP Krula)	5405 State Route 42	Konig Caretaker: Berish Ekstein	718-938-8303 Caretaker: 718-218-5020	39.-1-86.1	417			2014
CH 104		Unlimited Claims	176 Laurel Ave			39.-1-95	417			
		Yeshiva Gedolah Zichron Mosh	84 Laurel Park Rd.	David Sabol	807-8032	39.-1-98.1				2014
	GREGG	Bediner, Dimitri (WHITAKER RD HUNTERS HAVEN)	446 Whitaker Rd.	Owner unit #8		47.-1-15	417		5 UNITS POOL & POOL HOUSE	
		Camp Bnos Ahavas Isreal	100 Elm Dr.			47-1-35.1				2012
		Naharia Realty Corp	La Vista Dr Tr 101			47-1-44	417			
		Yellow Shutters	129 La Vista Dr.			47.-1-57.3	417			
		Brook Cottages, LLC (MULTIPLE COTTAGES)	67 Laurel Ave	Caretaker: John Ellis	347-564-8810 Caretaker: 845-807-3865	49.-2-16	417			2015
		Modos Skolya	5293 State Route 42	Mendy Reichman	917-709-6798	50-2-11.1	417			2014
		Cong Sheiris Yoel Dtrasif Inc	34 Stratton Hill Rd.	Caretaker: Berger	917-887-2590	52.-4-37	417			2015
		Green Field Group	5351 State Route 42	Caretaker: Sean Mann	347-219-6361	56.-1-4.3	417			2015
	GREGG	Perez, Victor ETAL	94 Licoln Rd.		718-781-6944	56.-1-24.1	417		3 BUNGALOWS	
		Dinarica, Samira	222 Willow Heights Rd			56.-1-33	417			
		Cutler's 117 Cottages LLC	City Hwy 154			60.-1-2	417			2012
CAMP LETTER	GEORGE	Friendship Cottages Inc	75 La Vista Dr.			60.-1-3	417		YES BUNGALOW, BEN CUTLERS NEEDS INSPECTION	
		Sun Ray Cottages Inc	57 La Vista Dr.			60.-1-4.2	417			
		Camp Spinka (TUNNEL HILL RD)	101 Tunnel Hill Rd.	Yehuda Caretaker: Moses Brown	718-930-7707 Caretaker: 718-866-5611	60-1-32	417			2014
		Congregation Kahal Minchas (Park Hs Bungalows)	85 Pk Hs Rd Tr 62	Chaim Caretaker: Marco Morocho	917-734-8500 Caretaker: 917-767-2979	60.-1-54	417			
	GEORGE	Concord Estates Condominiums (HEIDEN RD)	78 Thompsonville Rd.			60.-1-62.4	417			
		Greenwood Park Resort	4830 St Hwy 42			60.-1-79.1	417			
	GREGG	Riverside Estates Inc (Avon Lodge)	499 River Rd			61.-1-13	417			
	GREGG	Hauber, Herta	150 Ranch Hill Rd.			61.-1-23	417		2 BUILDINGS ON PROPERTY, 1 METER, BOARDING HOUSE? 6 APTS.	
CONDEMNED LETTER SENT 3/7/16	GREGG	Gonzalez, Juan F (RUN DOWN COTTAGES CHURCH RD)	Pan Am Rd Tr 70			62.-1-8	417		CONDEMNED BUNGALOWS. NEED LETTER	
MOUNTAINDALE										
Master List										
		Camp Shiloh Inc	172 Rosemond Rd.	Ryan French	845-434-4033 646-957-0235	29.-1-10	417			2014
		Gemach Mei Hadas (Maple Terrace)	74 Maple Ave	Gemach Mei Hadas	212-369-2577 347-387-5523	29.-1-11				2014
	GREGG	Regal, Wankref Country	Post Hill Rd Tr 57			31.-1-33	417			
		Radvan, Inc	343 Post Hill Rd.	Caretaker: David Mersels	718-282-8282 Caretaker: 646-221-2110	31-1-40	417			2015
		Congregation, Chasidi	Maple Ave tr 16		718-438-9297	41.-1-10.4	417			
		Yeshiva Torah Temimah	69 Silverlake Rd.	Caretaker: Elya Kaufman	718-853-8500 ext125	41-1-18.1				2014
		Highland Park Resort Inc	149 Highland Ave	Abe Taback	914-799-0515	41.-1-63	417			2015
	GREGG	Leibowitz, Allen	Off Quiat Rd.			42.-1-7	417			
		Yeshiva Zichron Mayir	5 Ronald Tawil Way			42.-1-14	417		SCHOOL	
		Fallsburg (Florida) Bungalow Colony (Jalas Family)	195 Mountandale Rd.	Simon Jalas Caretaker: Lee	917-364-7248 Caretaker: 845-292-4797	42.-1-33	417			2014
	GREGG	Stone Colony LLC (44 CHURCH RD SEASONAL)	44 Church Rd			44.-1-55	417		12 BUNGALWS - PAINTING, GREGG GAVE CARD	
CAMP LETTER	GEORGE	Yeshiva Binyan David	Post Hill Rd Tr 57			45.-1-14.2	620?			
		Telmudical Academy United	176,160 River Rd.			56.-1-56.2				2012
		Country, Park Cottages Inc (NEW RD MT DALE)	1450 County Route 56	Berl Fink	917-653-6010	58.-1-57.2	417			2014

		Mountainwood Acres, LLC	1569 New Road	Steven Weiss Caretaker: Robert Hutchanson	917-576-6945 Caretaker: 845- 866-2421	59-1-12.1	417							2014
		Woodridge												
Master List		Woodlake Village	Woodlake Drive			103.A-1-1								2015
		Greenfield Road Annex LLC	148 Regency Country Club	David Mendlowitz Regency Estates	537-0218 917-613-9343	113.-1-2	417							2014
		Congregation Yometz Inc	108 East Pond Rd.	Caretaker: Moshe Montag	917-627-4042	115.-1-1	417							2014
		Gur Aryeh Institute For Camp Morris	52 East Pond Rd.	Camp Morris	718-377-0777 917-297-8619	115.-1-6	417							2014
		Glen Wild												
Master List		Camp Skwere	1123 Glen Wild Rd.	Hersh Twersky	347-672-4100	58-1-24								2014
		Camp Skwere	1010 Glen Wild Rd	Hersh Twersky	347-672-4100	58-1-31.1								2014
		Mattarella, Giovanna	89 & 150 Old Glen Wild Rd.			63.-1-10.1	417							
		CO-OP												
		Happy Faces Country Club, Inc.	1 Westwood Dr.	Jim-CO-OP		38.-4-5.4	417							
		Sunshine, Bungalow Colony	353 La Vista Dr	CO-OP		47.-1-25.2	417							
		Chai Manor Bungalow (PLEASANT VALLEY RD)	86 Pleasant Valley Rd.			49.-2-3	417							
SENT LETTER	GEORGE	Pleasant Valley Bungalow	18 Pleasant Valley Rd	Moshe Gluchowsky	347-386-3398 434-9663	49.-2-27	417							BWOPS/ELECT. VIOLATION
		IE Owners Corp	5350 State Route 42			50.-3-2.2	417							
		River Valley Summer Estates	353 Grey Rd.	CO-OP		61.-1-8	417							
		Lavista Drive 19 Inc	80 Lovers Ln			60.-1-18	417							
	GEORGE	Silver Gate Owners Corp	4889 State Route 42			60.-1-88.1	417							8/20/15 INSPEC WAS DONE - NEED TO FOLLOW UP ON SHUL
INSP.	ASS. NAME	LOCATION	Contact Name	Contact #	S-B-L	CODE	# Units	Date Comp.	Inv. Amount	Inv. Sent	Inv. Paid	Action Taken		
Camp 2012		Hychel Hatorah of (Divine Corners)	160 Divine Corners Rd			12.-1-69	417	21	7/18/2012	\$525.00	8/1/12			PASSED
		Kee Tov Cottages Inc	267 Hillside Rd.			11.-1-20.1	417	23	7/11/2012	\$600.00	8/1/12	8/13/2012 #2337		PASSED
		Lakeshore Realty Holding, LLC (Old INN at Lake)	1222/1224 State Route 52			17.-1-3	417	0	7/18/2012					Vacated - Units
		Ganz, Eugene	302 Divine Corners Rd			7.-1-12.1	417	31	7/18/2012	\$775.00	8/1/12	8/13/2012 #5129		
		Adas Yereim Inc (LABAUGH RD CAMP)	107 Labaugh Rd			12.-1-13	581	17	8/14/2012	\$450.00	8/20/12	9/21/2012 #1592		FAILED
		Congregation, Boyaner	612 Loch Sheldrake Hurleyville Rd.	Abandond		26.-1-30	417							Abandond
		Sullivan Estates, Inc.	228 Todd Rd.	Jeffery Pearl		10.-1-15.4	417	12		\$325.00	8/1/12			
		Camp Chavatzeleth, Camp Tubby or Beth Jacob	350 Hasbrouck Dr.			14.-1-13.3	581	13	7/26/2012	\$350.00	8/1/12	8/13/12		CAMP PASSED, SHUL NEEDED E-LITES
		Congregation Eretz H'Chaim (Hasbrouk Road)	71 Hasbrouck Dr.			14.-1-16.2	417	26	7/24/2012	\$675.00	8/1/12	7/24/12 #3062		FAILED, MAKING PROGRESS
		Congregation Eitz Prei	6446 State Route 42			14.-1-23	417	5	7/11/2012	\$125.00	8/1/12	8/5/12		FAILED - STRUCTURES UN-INHABITABLE, HAVE NOT BEEN USED FOR YEARS.
		Camp Nitra	153 Budd Rd.	Ari Grunhut	917-716-7360	16-1-24.2	414		5/8/2012					FAILED
		Realuyo, Pompeyo R	Hutrat Rd Tr 51			20.-1-5	417							Vacant
		Camp Shioh Inc	172 Rosemond Rd.			29.-1-10	417		5/15/2012	\$175.00	8/1/12	9/26/12 #1020		PASSED
		Yeshiva Machzikei Torah Camp Belz	Off East Pond Rd.			29.-1-2	581							
		Yeshiva Machzikei Torah Camp Belz	Co Hwy 158			29.-1-22.2	417							
		Yeshiva Machzikei Torah Camp Belz	East Pond Rd Tr 93			29.-1-24.5	417		6/13/2012					FAILED, DIDN'T GET INTO SOME BUILDINGS
		Mesivta, Sanz Of / Shereath Haplata	340 Firehouse Rd.			21.-1-30.2	417		7/15/2012	\$775.00	8/1/12			FAILED
		Mosdos Klausenburg Inc	218 Firehouse Rd.			21.-1-34	417		5/10/2012	\$775.00	8/20/12			FAILED
		Yeshiva Birchas Moshe, Inc	Hasbrouck Dr. Tr 89 (20 Robbie Rd.)			21.-1-8	417		8/19/2012	\$775.00	8/1/12			PASSED
		Yeshiva Birchas Moshe	20 Robbie Rd. (State Route 52)			22.-3-3	417		8/19/2012	\$775.00	8/1/12			PASSED
		Mestiva Sanz of hudson	28 Budd Rd.			23-8-1	417			\$775.00	8/20/12			
		Skopps Cottages, Inc.	305 Murphy Rd.			27.-1-17.2	417			\$775.00	8/20/12			
		Lansmans Housing Corp	103 Murphy Rd.			27.-1-8.1	417		8/2/2012	\$875.00	8/1/12			FAILED
		UTA	224 Pleasant Valley Rd.			36-1-52.1	DDH		9/4/2012					FAILED
		Rabbinical College of OHR	5574 State Route 42			39.-1-67	417		5/17/2012					FAILED
		Bnois Spinka (CAMP Krula)	5405 State Route 42			39.-1-86.1	417		6/28/2012					FAILED
		Camp Bnos Ahavas isreal	100 Elm Dr.			47-1-35.1			5/16/2012					FAILED

Exhibit C (5)

Multi Family

Complete	Name	Packet Sent	Contact Name	Phone #	SBL	Code	Units	Comments	Inv. sent	Paid
MASTER LIST										
Not Built yet	RJ Development Of Liberty (BJR IV, LLC)				7-1-35-25	411	15	multi family		
	Viseu Estate Corp		Calogeno Giannone	845-292-9951	7-1-37-16	411	13	multi family		
	Rios, Radames M				8-1-9	417		multi family		
	Olivia Holding Inc		Wayne Bradford	845-626-3761	9-1-8.1					
	Gurudev LLC		Vibha Patel	201-220-4658	11-1-10.1	411	7	multi family		
1 OCCUPIED	Ely Johnathan				11-1-18	417		One bldg liveable only one they use		
	Perez, Orlando		Orlando Perez Caretaker: James Shampine	718-644-4970 Caretaker: 845-750-4630	12-1-30.2	411	4	multi family		
	Conifer Liberty Housing (WOODLAND TOWNHOUSE)		Conifer Realty Caretaker: Christi D. Farklor	585-324-0500 Caretaker: 845-434-6200	12-1-41.3	411	49	multi family		
	Robert Garelick				17-1-5.1	230	3			
	Sheldrake Apts, LLC		Sheldrake Apts Caretaker: Mark Branch	914-450-9020 Caretaker: 845-665-4041	17-1-30.2	411	18	multi family		
	Beer Hatolha / Edgewood (SEASONAL)		Ohel Elozer Caretaker: Sam	917-502-0711 Caretaker: 917-502-0711	17-1-33.1			multi family		
	Spoon Prime Properties LLC				17-1-35	411	12	multi family		
	Ralph Guarino				17-1-36					
	Kerendian Development				17-1-38					
	Cystal Creek Enterprises College Hill				17-1-39.2	411	17	multi family		
	Hilldale Realty Management Inc - Noah Smith		CareTaker: Bill Mckinzie	516-297-1534 Caretaker: 845-701-7078	17-1-44.1					
Unoccupied	Hudson Bridge LLC				18-3-4	411	4	multi family/empty		
Unoccupied	Godfrey Rose LLC				18-3-8.1	411		multi family		
	Quackenbush, Kenneth E		Ken	866-3290	18-3-12	411	4	multi family		
	Anthos Homes, NY LLC		Caretaker: Jon Vafiadis	845-627-1600 Caretaker: 646-772-1157	19-8-14.2					
Condemnded	Ada Jones				19-11-1			Condemned		
	Be Achim LLC		Caretaker: Harry	732-278-6100 Caretaker: 845-428-5637	20-1-3.2		4			
	Mongiello Sull Co Real Est LLC (Formaggio)		Anthony Mongiello Caretaker: Jed Rhyne	436-4200 Caretaker: 917-608-6411	20-1-32		13	Multi Family		
	Karl Rammier Sr.		Karl	551-265-9757	20-1-34.1		6	Multi Family		
	Hudson Properties Holding Inc.				20-1-36.1	417	6	Multi Family		
	Highland Commons, LLC / Westbourne Gardens		Guy	201-488-6789 Caretaker: 845-701-7019	21-1-42.3	411	44	multi family		
	Joy Luck Gardens, Inc.		Chong Yu	917-880-9288	23-7-11.1	411	8	multi family		
	Saul Perlmutter				23-10-6	411	5	multi family		
	First Designer USA				23-10-7					
	Congregation Nilesburg		Rabbi Mongechai	646-256-4049	24-3-13					
	Charles, Kenneth T Sr.				24-5-1.1	411	4	multi family		
	Accocella, Nunzio (APT NEAR FORMAGIO)		Nunzio Accocella	917-445-2719 845-807-6218	26-1-21	411	4	multi family		
Unoccupied	Baratta, Maria (HURLEYVILLE RD CR 104)				26-1-39					
	Cafaro, Carmine		Carmine Cafaro	845-436-7214	30-1-7.2	411	3	multi family		
	Sefket Pjetrovic				31 B-1.7					
	Ursino, Cosimo		Cosimo - 374 Main Street Hurleyville	434-5291	32-1-18	411	6	multi family		
	Kr, 370 Main St Realty		Dusha Krasnjqi	436-8408 8996	32-1-20	411	4	multi family		
	Hurleyville Housing Ltd		Nick Field	436-0187	32-1-21	411	26	multi family /state owned		
	314 Main Street LLC		Thoren Washington	516-605-2621 Caretaker: 845-594-9505	33-2-8	411	4	multi family		
	Little Pond Rd Apts Inc		Cliff Carey -	985-7391	34-7-1	411	6	multi family		
	Nilsa Rodriguez				34-8-5					
	Bobinger, Erika (MAIN ST APT)		Erika Bobinger Caretaker: Michael Montibello	845-849-1725 Caretaker: 845-554-7130	34-9-17	482	8	multi family		
	Bonnie Makofsky		Bonnie	434-3085	35-4-3	411	3	Multi Family		
	Cliff Carey		Cliff Carey -	985-7391	35-4-11		6	Multi Family		
	Andrew & Melanie Schwartz				35-4-20.2					
	404 Laurel LLC		Caretaker: Amanda	845-783-1063 845-500-1198 Caretaker: 845-428-1297	36-1-28.6					
	404 Laurel LLC				36-1-28.17					
	Laurel Gardens, LLC		Jeff	434-9854	36-1-44.1	411	48	multi family		
	Beverly Gardens		Nadia	434-1500	36-1-44.2					
FAILED IN 2015 - VACANT NOW	MJ Elm Associates, Inc		Joseph Barrella	914-799-5129	36-1-44.3	411	24			
	Pleasant Ranch LLC				36-1-48					

	Westwood Glen, Inc	Caretaker: Jerry	860-463-5039 Caretaker: 845-428-0913	36-1-69.1				
	BJR II, LLC	Caretaker: Carlos Rivas	845-434-8200 Caretaker: 845-866-8659	36-1-70				
	Kalimian, Elias	Michael Scarlett	845-234-7209	39-1-40.01/0101	19		Multi Family	
	Yagdi Housing Inc			39-1-98.2	411	18	multi family	
	Yagdi Housing Inc	Caretaker: David Sabol	845-434-5240 Caretaker: 845-807-8032	39-1-98.4	411	22	multi family	
	Wagonwheel Campground & Cottages Inc			41-1-72.2				
	Resnick, Daniel	Caretaker: Carlos Revas	845-434-8200 Caretaker: 845-866-8659	46-4-9	411	4	multi family	
	Fallsburg Manor	Fallsburg Manor Apartments, LCC	212-694-3303 Caretaker: 807-2132	47-1-16.3	411	24	multi family	
	Donoso, Marcos			47-1-47				
Not Built yet	Timothy Sullivan Estate Inc / Weinbergers new place	Aron Weinberger		48-3-2.1	411		multi family	
	Seema Raizada			49-1-1				
	Yugo J & V LLC	John Nikic	845-807-7234	49-2-21	411	3	multi family	
	Yugo J & V LLC	John Nikic	845-807-7234	49-2-22	411	7	multi family	
	58 Pleasant Valley Rd.	Abe Tabak	914-799-0515	49-2-30	411		multi family	
	Yugo J & V LLC	John Nikic	845-807-7234	49-2-35	411	6	multi family	
	Grosz, Chananya			50-1-1	411	6	multi family	
	Weinberger, Edward	Ed Weinberger Caretaker: Rob	845-807-4746 845-262-0052 Caretaker: 845-428-3353	50-4-1		482	6	multi family
	5264 Route 42 LLC (APTS NEXT TO LINCOLN RD)	Abe Tabak	914-799-0515	50-4-5.2	411		multi family	
	Sunset Sackett Lake I LLC /Perellos Townhouses	Caretaker: George Perrello Jr.	845-434-5889	50-5-14.1	411	7	multi family	
	Laurel One LLC	Abe Tabak	914-799-0515	51-1-15	411	4	multi family /condemned	
	Mintz Building	Alex Demetriades Caretaker: John Zemis	631-702-5077 Caretaker: 292-6125 798-9049	51-1-18				
	Sheldon Dishner (5245 Main St)	Sheldon Dishner	434-7497	51-2-11		5	Multi family	
	Ali Asghar	Ali Asghar Caretaker: Mohammed Koli	845-252-5011 Caretaker: 845-978-4773	51-3-1				
	South Fallsburg Houses / Main St Houses	Caretaker: Michael Rivera	845-434-0226 Caretaker: 845-701-6028	51-4-9	411	10	multi family	
	Smith, Scott T			51-5-3	411	3	multi family	
	Drago, Goffredo	Goffredo Drago	845-649-6108 845-344-5174	52-6-14	417	8	multi family	
	Drago, Goffredo	Goffredo Drago	845-649-6108 845-344-5174	52-6-15	411		multi family	
	Drago, Goffredo	Goffredo Drago	845-649-6108 845-344-5174	52-6-16	411	7	multi family	
	Piedrahita, Hernan	Hernan Piedrahita	347-337-3412 646-645-1922	52-6-17.1				
	Kim Lam	Kim Lam	701-9100	52-7-19.2		5	Multi Family	
	Samuel Siegel	Halm Siegel	917-355-8819	53-3-2				
	Raizada, Seema	Seema Raizada Caretaker: Jimmy	845-434-1381 Caretaker: 845-701-6315	53-4-13			Multi Family	
	El Rodeo (Godínez, Victor)	Victor & Aida Godínez	845-283-5683 845-283-5375	54-2-11		26	Multi Family	
	Jack DD Realty LLC			60-1-67	417			
	Cabrera, Elliot			62-1-15			5 homes on the property Manuf. Inuv. Curbed no Insp. Needed	
	Rose-Marie Settle			63-1-18				
DEFUNCT	Sugar Hill Bungalows Inc			64-1-9	417		DEFUNCT	
	Grosz, Chananya			101-1-28.3	411	4	multi family /condemned	
	Woodridge Housing Associates			102-2-3	411		multi family	
	Woodridge Royal Estates LLC			102-2-7	417		multi family	
	Woodridge House Association			102-2-39	411		multi family	
	Osorio, Carlos			103-1-8	411	6	multi family	
	Spagnoli, Stuart	Stuart Spagnoli Caretaker: Anna Spagnoli	845-496-4054 Caretaker: 845-496-4054	103-1-9	411	4	multi family	
	Osorio, Carlos			103-1-15	411	6	multi family	
	Simakovskiy, Ilya			103-1-24	411	6	multi family	
	Congregation Woodridge	Isaac Ziber Caretaker: David Moody	436-9564 Caretaker: 332-9077	103-2-26				
	Cutler Villa, LLC (BEHIND ADLERS OFFICE)	Hindy	718-498-7103 apt#2	103-3-14	411	3	multi family	
	Woodridge Housing Authority	Caretaker: Rosalind Natale	845-434-4451 Caretaker: 845-443-3626	104-1-8.2	411	92	multi family	
	Delovic, Preenca			104-8-7		5	Multi Family	

Exhibit C (4)

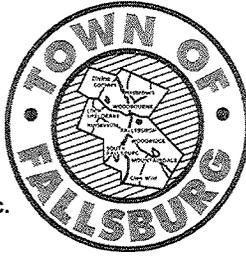
TOWN OF FALLSBURG - PLANNED DEVELOPMENT PROJECTS

Project Name	Build Year(s) (Include multiple years if project is to be built in phases)	Project Description/Project Size -Type of development and size of development in # of units (residential), square feet (commercial) or # of rooms (hotel)	Location/Address	Status (Planned, Under Review, Approved, Under Construction, or Built)
Westbourne Estates (EXAMPLE)	2019 (Phase 1) Undecided (Phase 2)	Mixed residential development consisting of 331 units; 196 apartment style units (44 are existing), 31 single family units, 104 two-family/duplex units ⁽²⁾	West of Route 42 and south of Route 52 - access from Westbourne Drive via southside of Route 52	Phase 1 under Construction
Evergreen Circle	Single Phase	100 Duplex Homes	NYS Route 52 between Loch Sheldrake and the Town of Liberty	Final Homes Receiving CO
New Palms	Single Phase	Phase 1 (23) Duplex Homes under construction Phase 2 will be an additional 11 Duplex homes. There are 11 existing duplex homes that are still being utilized	Old Falls Road and Riverside Drive, Fallsburg	Completed
Laurel Crest Commons	2018 Single Phase	29 Duplex Homes. Project trying to start this spring	Laurel Avenue, South Fallsburg	Under Construction
New Pines Villas	2019 Single Phase	37 Duplex Homes	Laurel Avenue, South Fallsburg	Under Construction
Cardinal Grove	2019 Single Phase	37 Duplex Homes	Laurel Avenue, South Fallsburg	Under Construction

Luxor	Single Phase	Add 45 Single Family Homes	Karmel Jacobs Road, Loch Sheldrake	Under Construction
Luxor Jr.	Undecided	103 Single Family Homes	Karmel Jacobs Road, Loch Sheldrake	Under Review
Camp Ohr Shalom	Single Phase	40 Single Family Homes and 24 Duplex Units Starting with Shul. Single Family Home Build out undecided	Todd Road, Woodbourne	Approved
Rosemond Terrace	Phase 1 2014 Future Phase 2	29 Single Family Homes Built to date, 160 Single Family Homes in total Hope to build to total of 54 homes in 2014	Rosemond Road off of Silver Lake Road	Approved
Davos	Multiple Phases; Phase 1 2018	Phase 1 Five Story Hotel with Conference Center; 18 Hole Golf Course and greenhouses. Phase 2 Buisness Center, Community Buildings	Davos Road between Village of Woodridge and Rock Hill in Town of Thompson	Under Review
Miron Hills	One Phase 2018	50 Units	South Fallsburg	Under Construction

Mountain Acres	One Phase 2018	140 Units	Mountaindale	Under Construction
Gamble Estates	One Phase 2018	74 Units	South Fallsburg	Completed
Rachves	One Phase 2018	99 Units	Woodbourne	Under Construction
RalHal 4 Clusters	Multiple	Cluster 2 complete Cluster 1 and 3 Under Construction Approx. 236 Units	South Fallsburg	Under Construction
Chestnut Court Townhouses	One Phase	36 Townhouse Units	South Fallsburg	Approved
Camp Mazah	Undecided	900 Student Camp	Glen Wild	Under Review
Timber Ridge	Undecided	325 Unit Single Family Homes PUD	South Fallsburg	Under Review
Fallsburg Holding	One Phase	28 Duplex , 56 Units	South Fallsburg	Under REview
Sapphire	One Phase	70 Single Family Homes	Post Hill Road Mountaindale	Approved

Mollie Messenger
Code Enforcement Officer



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX: (845) 434-5883

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.

Exhibit D:

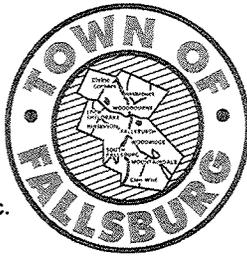
The standards for construction, conforms with acceptable engineering and fire prevention practices in this law because we have not altered the prescriptive method or standards already illustrated in the uniform code. Please see Exhibit B for code uniform code sections and proposed construction detail.

Mollie Messenger

Code Enforcement Officer

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



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Exhibit E:

The items attached and in the previous Exhibits, show the conformance with the purpose of Article 18 to promote a higher level of protection than the uniform code otherwise cannot.

Please see attached NFPA Research article by Marty Ahrens from October 2019. The excerpt shown from this article, is proof that the more preventative measures are taken, the less there is fire spread, destruction and death. Because over the past several decades products and engineering have improved as well as preventative laws, structure fires have decreased.

Local Law #8 clearly is intended to provide a level of protection to the property owner as well as the fire fighters coming to the fire. The separation distances between homes is important for circulation for the fire fighters and preventing fire spread. Conversely, where this distance cannot be maintained the 2-hour fire wall will allow more time for action to reduce fire spread and further damages.

Please also see attached information on fire incidents in South Fallsburg from 2003 to 2018. The table for Fire Incidents by weekday shows Saturday as under 50 incidents. This is due to the large majority of our seasonal home owners have religious disciplines that do not allow them to use cooking facilities and other items. Also, if you look by month the largest amount of fires is in July, when South Fallsburg is at the height of the seasonal communities being in Town.

This exhibit and all included in this packet, represent the unique position our Town is in and that we want to protect all who are in it.

Key findings

People feel safe when they are at home, yet more than one-quarter (27 percent) of reported fires occurred in home environments during 2013–2017. Even worse, four of every five (79 percent) fire deaths and three-quarters (73 percent) of all reported fire injuriesⁱ were caused by homeⁱⁱ structure fires.

During this five-year period, US fire departments responded to an estimated average of 354,400 home structure fires per year. These fires caused an annual average of 2,620 civilian deaths; 11,220 civilian fire injuries; and \$6.9 billion in direct property damage.

Sixty-nine percent of reported home fires in 2013–2017 were in one- or two-family homes, including manufactured homes. These fires caused 85 percent of home fire deaths, 65 percent of home fire injuries, and 79 percent of the direct property damage from home fires.

Certain scenarios appear more dangerous than in the past. The death rate per 1,000 reported home fires in 2013–2017 was more than twice as high in fires that began with the ignition of either upholstered furniture or mattresses and bedding as it was in 1980–1984.

Most home fires and fire casualties result from five causes: cooking, heating, electrical distribution and lighting equipment,ⁱⁱⁱ intentional fire setting, and smoking materials. Over the five-year period of 2013–2017 as a whole, cooking was the leading cause of home fires and home fire injuries, while smoking was the leading cause of home fire deaths.

While reported home fires and home fire deaths have been cut roughly in half since 1980, and population-based home fire and fire death rates have fallen by roughly two-thirds, the death rate per 1,000 reported home fires has remained fairly consistent, and was slightly higher in most recent years than it was in 1980. This was driven by an even more pronounced increase in the death rate in one- or two-family home fires. It appears that most of the reduction in fire deaths over the past decades has been due to a reduction in fires rather than the prevention of harm after a fire is reported.

ⁱ Death and injury estimates exclude firefighter casualties.

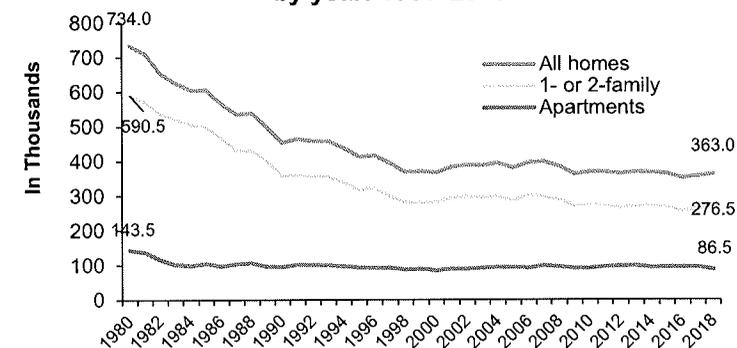
ⁱⁱ The term *home* includes one- or two-family homes, manufactured homes, and apartments or other multifamily housing, regardless of ownership.

Trends in reported fires

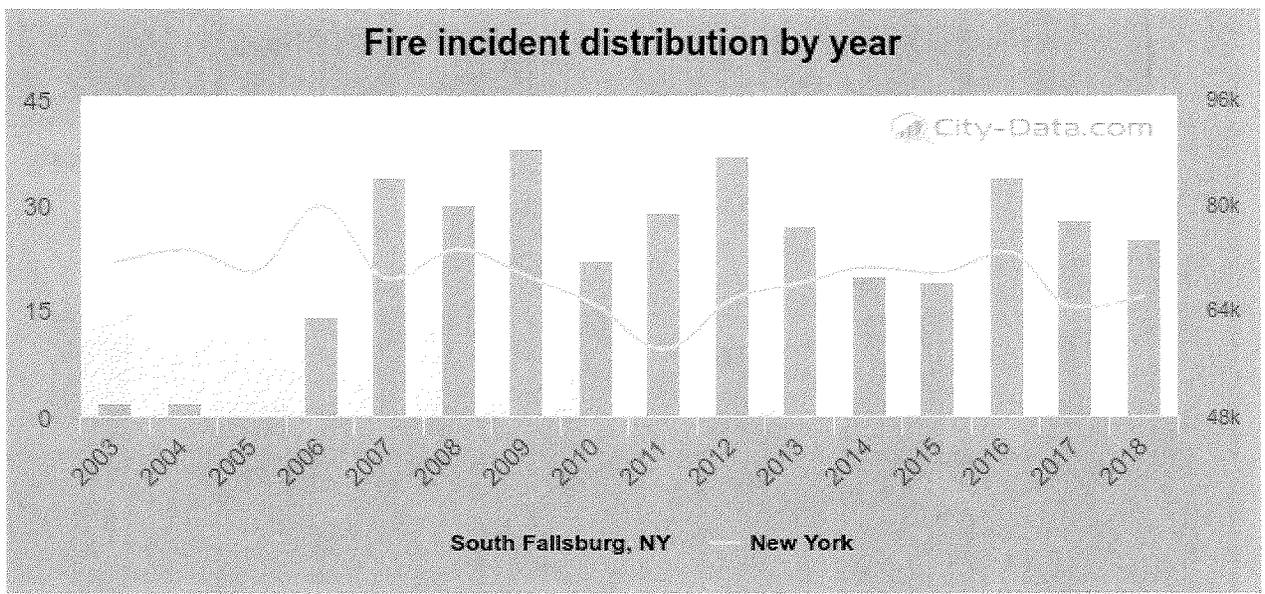
Figure 1 shows that estimates of reported home fires and home fire deaths in 2018 were roughly half as high as in 1980. Results from the NFPA Fire Experience Survey (FES) are provided annually in the NFPA *Fire Loss in the United States* series of reports. Reported home fires fell 51 percent, from 734,000 in 1980 to 363,000 in 2018.¹ The decline was sharpest during the 1980s and continued more slowly in the 1990s, before essentially plateauing in the past two decades.

Reported fires in one- or two-family homes fell 53 percent from 1980 to 2018, while fires in apartments or other multifamily homes fell 40 percent. From 2017 to 2018, total reported home fires rose 2 percent.

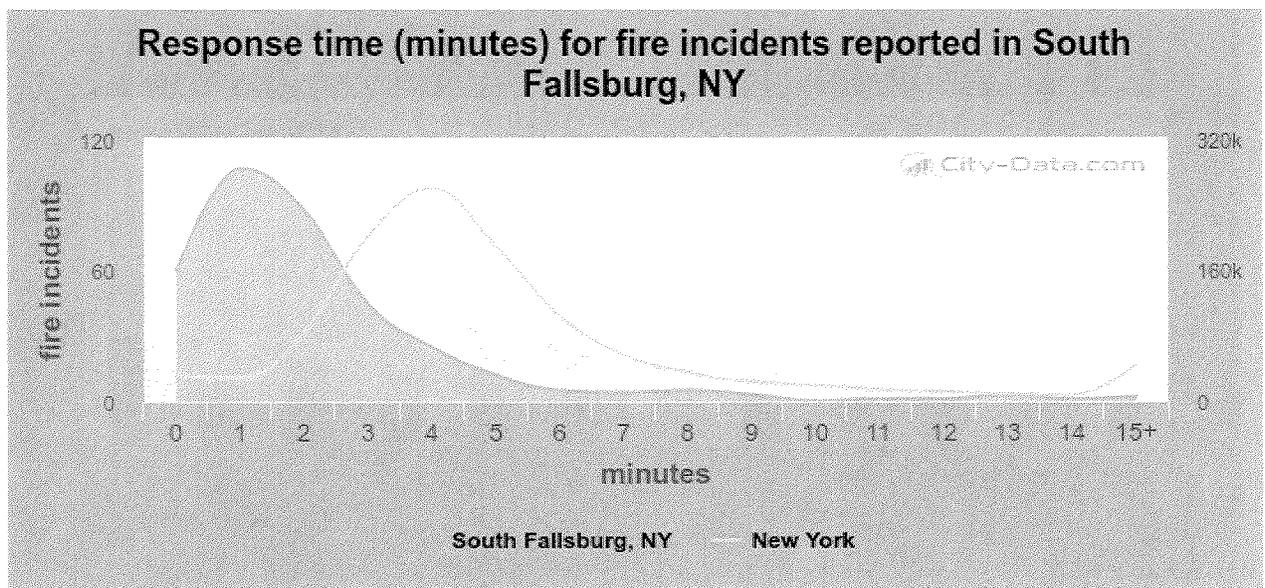
Figure 1. Reported home structure fires by year: 1980–2018

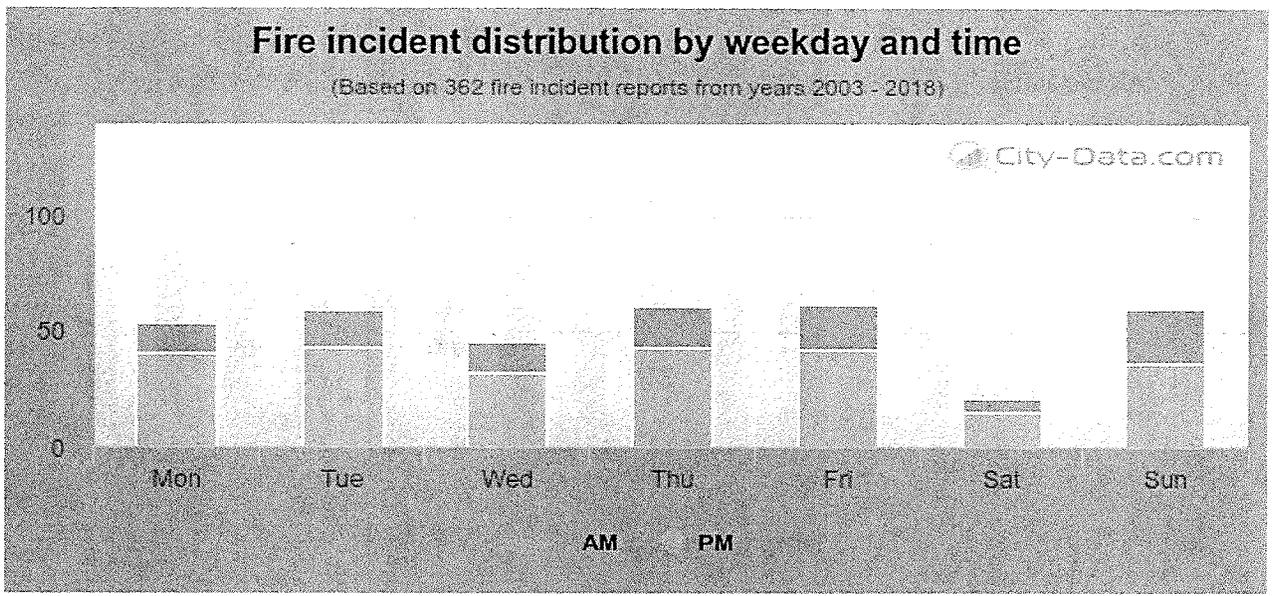


ⁱⁱⁱ Electrical distribution and lighting equipment include installed wiring, outlets, switches, cords, plugs, power supplies, and lighting.

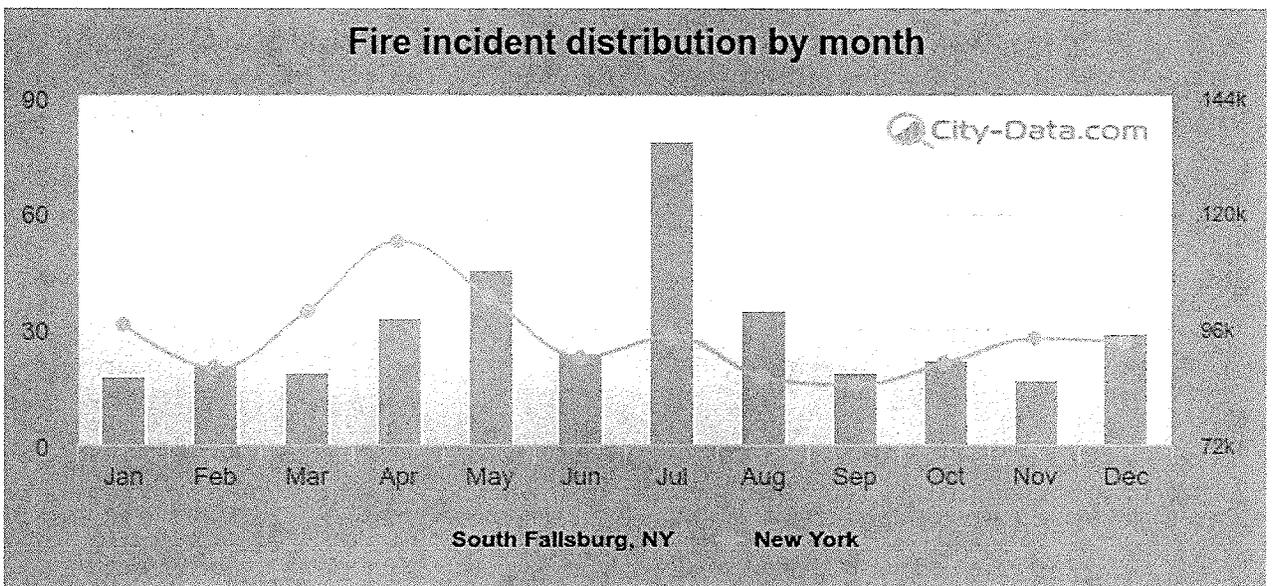


Based on the data from the years 2003 - 2018 the average number of fires per year is 23. The highest number of reported fires - 38 took place in 2009, and the least - 0 in 2005. The data has a rising trend.



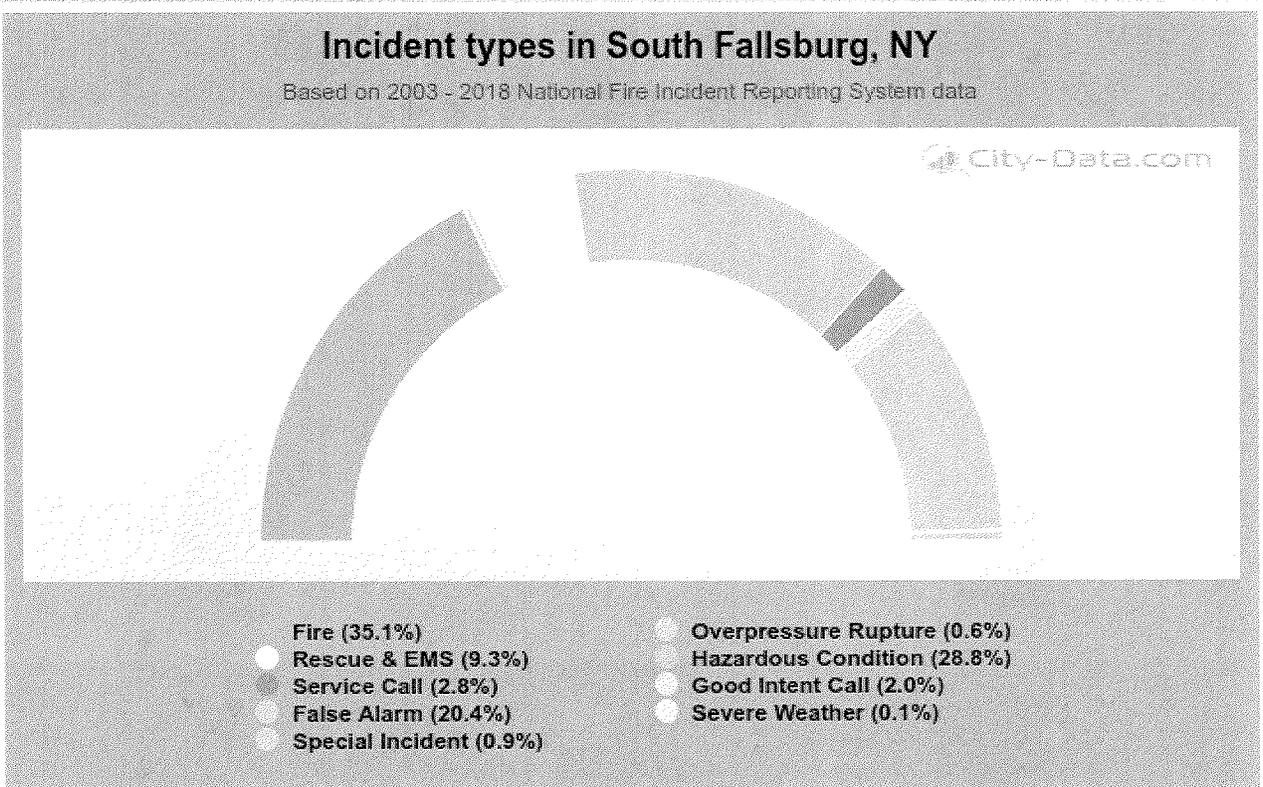


30.4% incidents were reported in the morning and 69.6% in the evening. The most fires (17.1%) took place on Friday, and the least (5.8%) on Saturday.



According to the 362 fires from years 2003 - 2018 most fires (21.8%) took place during July, and the least (4.7%) in November.



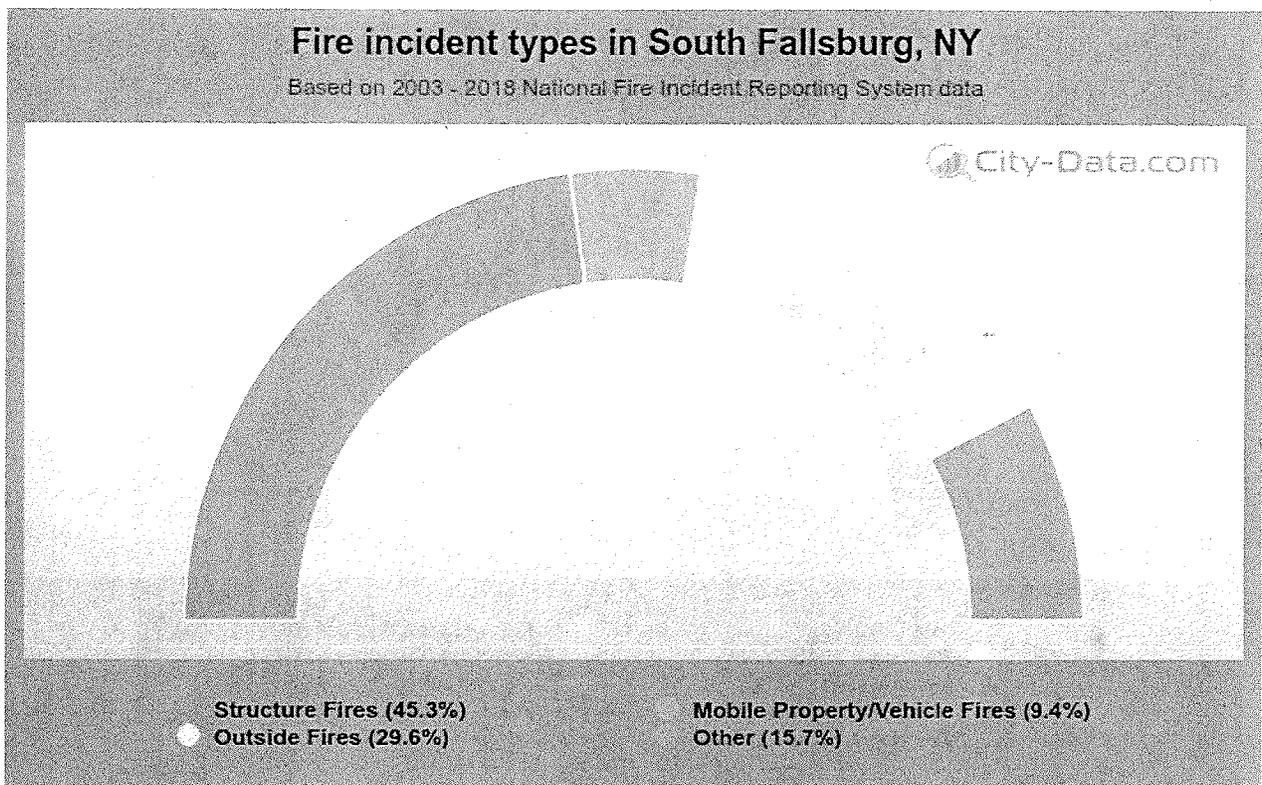


Out of all 1,031 cases reported during the years 2003 - 2018, the most belonged to the categories: Fire (35.1%), Hazardous Condition (28.8%), and False Alarm (20.4%).

Incident types reported to NFIRS in South Fallsburg, NY

Fire	35.1%	362
Hazardous Condition	28.8%	297
False Alarm	20.4%	210
Rescue & EMS	9.3%	96
Service Call	2.8%	29
Good Intent Call	2.0%	21
Special Incident	0.9%	9
Overpressure Rupture	0.6%	6





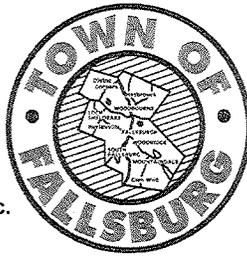
When looking into fire subcategories, the most incidents belonged to: Structure Fires (45.3%), and Outside Fires (29.6%).

Fire incident types reported to NFIRS in South Fallsburg, NY

Structure Fires	45.3%	164
Outside Fires	29.6%	107
Other	15.7%	57
Mobile Property/Vehicle Fires	9.4%	34



Mollie Messenger
Code Enforcement Officer



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TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
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Exhibit F:

Town Zoning Code Law 310-10.2 Zoning Board of Appeals Powers and Duties gives an aggrieved party the ability to be granted a variance from a Town Law based on hardship. Please see attached law.

Town of Fallsburg, NY
Monday, August 3, 2020

Chapter 310. Zoning

Article X. Zoning Board of Appeals

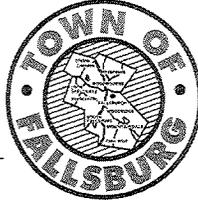
§ 310-10.2. Power and duties.

The Zoning Board of Appeals shall hear and decide appeals pursuant to the provisions of the laws of the State of New York and shall have the following specific powers:

- A. Variances. The Zoning Board of Appeals may vary or adapt the strict application of any of the requirements of this chapter where such strict application would result in practical difficulties or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved.
- B. Appeals from administrative decisions. The Zoning Board of Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination made by the Code Enforcement Officer in administering this chapter. It shall also hear and decide all matters referred to it or upon which it is required to pass under the provisions of this chapter.
- C. Interpretation. The Zoning Board of Appeals shall, upon request from or upon appeal of a decision by the Code Enforcement Officer, decide any questions involving the interpretation of any provision of this chapter, including determination of the exact location of any district boundary if there is uncertainty with respect thereto.

Steven Vegliante, Town Supervisor

Nathan Steingart, *Deputy Supervisor*
Michael Weiner, *Councilperson*
Joe Levner, *Councilperson*
Rebecca Pratt, *Councilperson*



Town of Fallsburg
P.O. Box 2019, 19 Rail Road Plaza
South Fallsburg, New York 12779
(P) (845) 434-8810
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www.townoffallsburg.com

Monday, June 22, 2020

The Town of Fallsburg Town Board
Will Conduct a Legislative Meeting via Video Conference Call
19 Railroad Plaza, South Fallsburg, NY

6:00 pm

Video Conference Link to be posted to main page of website:

Join Zoom Meeting

<https://zoom.us/j/548420343>

Meeting ID: 548 420 343

One tap mobile

+19292056099,,548420343# US (New York)

5:40pm: Public Hearing relative to proposed Local Law # of 2020 relative to amending §2.2 of Article II of Chapter 310 of the Town of Fallsburg Code relating to User Road definition.

5:40pm: Public Hearing relative to proposed Local Law # of 2020 relative to amending various enforcement provisions within the Code of the Town of Fallsburg relating to building and zoning, noise, peddling and soliciting, solid waste, street and sidewalks, swimming pools, water, land disturbance permits, and the Architectural Review Board: §96-15, §197.6, §213.19, §250-26, §257-10, §266-12, §299-11, §310-5.30, §310-11.2, and §310-30.9.

5:40pm: Public Hearing relative to proposed Local Law # of 2020 relative to amending §2.2 of Article II of Chapter 310 of the Town of Fallsburg Code relating to Substantial Construction.

5:45pm: Public Hearing relative to proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-7.11 relating to Expiration of Approval.

5:48pm: Public Hearing relative to proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-4.3 relating to Separation Distances.

5:51pm: Public Hearing relative to proposed Local Law # of 2020 regarding amending the Town of Fallsburg Municipal Code Chapter #179 relating to Transient and Short Term Residential Rentals.

5:54pm: Public Hearing relative to proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #299-5 relating to Water Meters.

5:57pm: Public Hearing relative to proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-5.5 relating to Fences and Hedges.

Salute to the Flag:

Supervisor's Report:

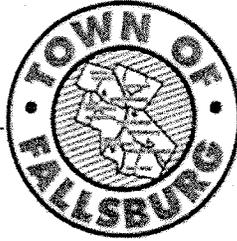
Liaison's Reports:

Correspondence:

Exhibit G

Steven Vegliante, Town Supervisor

Nathan Steingart, Deputy Supervisor
Michael Weiner, Councilperson
Joe Levner, Councilperson
Rebecca Pratt, Councilperson



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PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Town Board will not be holding in-person meetings. Until further notice, all future Town Board meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the Town Board members will be situated. The public, however, will be able to fully observe the videoconferencing meeting and comment at appropriate times. To the extent internet access is not available; the public can attend via telephone by dialing (929 205 6099 (New York) Meeting ID: 548 420 343). The Town Board's agenda is available online in advance of the meetings at www.townoffallsburg.com and the public can email written comments or questions by 5pm on the day of the meeting addressed to mmelko@fallsburgny.com. Any member of the public who has questions should contact the Secretary to the Supervisor in advance of the meeting at 845-434-8810 x5 or mmelko@fallsburgny.com. Anyone having difficulty connecting to the meeting should contact Zoom for IT assistance during the meeting.

PLEASE TAKE FURTHER NOTICE, that any Executive Session of the board will be initiated with the Board first convening on the public videoconferencing site, adopting a motion to go into Executive Session and then returning to the public videoconferencing site once the Executive Session has concluded.

PLEASE TAKE FURTHER NOTICE, that the Town Board Meetings held at 6:00pm can be accessed at:

Join Zoom Meeting
<https://zoom.us/j/548420343>

Dial by your location
+1 929 205 6099 US (New York)
Meeting ID: 548 420 343

Citizens' Comments:

Operations

- Motion to approve Minutes from Legislative meeting dated June 8, 2020.
- Motion to approve Minutes from Work Session meeting dated June 15, 2020.
- Motion to approve Stipulation of Settlement for Yeshiva Binyan David.
- Motion to approve Resolution to apply for and obtain grant funding from the State of New York's State and Municipal Facilities Capital Grant Program.
- Motion to approve Well Replacement Agreement and General Release between Mongiello Italian Cheese Specialties, LLC and the Town of Fallsburg.
- Motion to set a time and date for a Public Hearing relative to Proposed Sewer and Water District for Camp Nitra in the hamlet of Woodbourne SBL No. 16-1-19.3 and 24.2. Such Public Hearing will commence on Monday, July 13 at 5:55PM via Video Conference call <https://zoom.us/j/548420343> - Meeting ID: 548 420 343 - One tap mobile +19292056099,,548420343# US (New York).

Personnel:

- Motion to appoint the following for 2020 Seasonal Employment in the Parks Department :
 - Angelina Fontana effective June 9, 2020.
 - Keith Regan effective June 11, 2020.
 - Sean Rush effective June 15, 2020.
- Motion to accept resignation of John Parisi from the Water and Wastewater Department effective June 12, 2020.
- Motion to accept resignation of Michael Lorino from the Highway Department effective June 24, 2020.

Finance:

- Motion to approve Warrant #06B20 dated 06/24/2020 in the amount of \$426,191.30.

EXECUTIVE SESSION:

- _____ **p.m.** Motion to enter into Executive Session as set forth in Public Officers Law
-
- Sec. 105 (1) regarding: _____
-

- Motioned by: Councilperson, Seconded by: Councilperson
-
- p.m. Motion to adjourn Executive Session
-
- Motioned by: Councilperson, Seconded by: Councilperson

Steven Vegliante, Town Supervisor

Nathan Steingart, *Deputy Supervisor*
Michael Weiner, *Councilperson*
Joe Levner, *Councilperson*
Rebecca Pratt, *Councilperson*



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(F) (845) 434-5883
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Monday, July 13, 2020

The Town of Fallsburg Town Board
Will Conduct a Legislative Meeting via Video Conference Call
19 Railroad Plaza, South Fallsburg, NY

6:00 pm

Video Conference Link to be posted to main page of website:

Join Zoom Meeting

<https://zoom.us/j/548420343>

Meeting ID: 548 420 343

One tap mobile

+19292056099,,548420343# US (New York)

5:55pm: Public Hearing relative to Proposed Sewer and Water District Extension for Camp Nitra in the hamlet of Woodbourne parcels 16-1-19.3, 16-1-19.9 and 16-1-24.2.

5:55pm: Continued Public Hearing relative to Proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-2.2 entitled "Seasonal Occupancy".

5:55pm: Continued Public Hearing relative to Proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section Code Chapter 179 entitled "Transient and Short Term Rentals".

Salute to the Flag:

Supervisor's Report:

Liaison's Reports:

Correspondence:

Citizens' Comments:

Operations

- Motion to adopt Local Law # of 2020 relative to amending §2.2 of Article II of Chapter 310 of the Town of Fallsburg Code relating to User Road definition.
- Motion to adopt Local Law # of 2020 relative to amending various enforcement provisions within the Code of the Town of Fallsburg relating to building and zoning, noise, peddling and soliciting, solid waste, street and sidewalks, swimming pools, water, land disturbance permits, and the Architectural Review Board: §96-15, §197.6, §213.19, §250-26, §257-10, §266-12, §299-11, §310-5.30, §310-11.2, and §310-30.9.
- Motion to adopt Local Law # of 2020 relative to amending §2.2 of Article II of Chapter 310 of the Town of Fallsburg Code relating to Substantial Construction.
- Motion to adopt Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-7.11 relating to Expiration of Approval.
- Motion to adopt Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-4.3 relating to Separation Distances.
- Motion to adopt Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #299-5 relating to Water Meters.

Exhibit H

Steven Vegliante, Town Supervisor

Nathan Steingart, Deputy Supervisor
Michael Weiner, Councilperson
Joe Levner, Councilperson
Rebecca Pratt, Councilperson



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Join Zoom Meeting
<https://zoom.us/j/548420343>

Dial by your location
+1 929 205 6099 US (New York)
Meeting ID: 548 420 343

- Motion to adopt Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-5.5 relating to Fences and Hedges.
- Motion to adopt NYS Building Officials Conference bill authorizing local governments to extend building permits and zoning board approvals for a period of 120 days.
- Motion to authorize Town Clerk to solicit competitive bids for qualified engineering consulting firms to provide design, permitting, grant writing, and construction phase services for upgrades to the South Fallsburg Wastewater Treatment Plant (WHO Treatment Plant) which is owned, operated, and maintained by the Town of Fallsburg. Bid date will be conducted on Thursday, August 27, 2020 promptly at 1:00 pm via ZOOM Join Zoom Meeting <https://zoom.us/j/91064064663>, Meeting ID: 910 6406 4663, One tap mobile +19292056099,,91064064663# US (New York).

Personnel:

Finance:

- Motion to approve Warrant #0720 dated July 8, 2020 in the amount of \$551,840.78.
- Motion to approve Warrant #07A20 dated July 8, 2020 in the amount of \$195,365.32.

EXECUTIVE SESSION:

- _____ **p.m.** Motion to enter into Executive Session as set forth in Public Officers Law
-
- Sec. 105 (1) regarding: _____
-
- Motioned by: **Councilperson** _____, Seconded by: **Councilperson** _____
-
- _____ **p.m.** Motion to adjourn Executive Session
-
- Motioned by: **Councilperson** _____, Seconded by: **Councilperson** _____

Motion by Councilperson Levner to open Public Hearing, seconded by Councilperson Weiner

5:48 pm: Public Hearing relative to proposed Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-4.3 relating to Separation Distances.

** Code Enf. Officer Mollie Messenger stated we have direction from the State of New York that in our law if you don't have the 31' separation and if you don't have it for fire flow that you go to 25'. The State said that we actually have to call out the ISO is what we are using as our barometer. So we just had to put that into our code.

** Supervisor Vegliante asked if there were any members of the public who wished to be heard regarding this public hearing. If they wish to speak, they need to "raise their hand" in the Zoom Participants area on their computer screen.

Being there were no public comments, Supervisor Vegliante asked for a motion to adjourn the public hearing.

Motion by Councilperson Weiner to adjourn Public Hearing, seconded by Councilperson Levner

Motion # 150

Motion to adopt Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-4.3 relating to Separation Distances.

Motion by Councilperson Levner, seconded by Councilperson Weiner

VOTE POLLED

Supervisor Vegliante	-	AYE
Councilperson Steingart	-	AYE
Councilperson Weiner	-	AYE
Councilperson Levner	-	AYE
Councilperson Pratt	-	ABSENT

Vote 4 AYES

Motion # 151

Motion to adopt Local Law # of 2020 relative to Amending Town of Fallsburg Municipal Code Section #299-5 relating to Water Meters.

Motion by Councilperson Weiner, seconded by Councilperson Levner

VOTE POLLED

Supervisor Vegliante	-	AYE
Councilperson Steingart	-	AYE
Councilperson Weiner	-	AYE
Councilperson Levner	-	AYE
Councilperson Pratt	-	ABSENT

Vote 4 AYES

DONNA AKERLEY

*Town Clerk, Registrar
Tax Collector
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE
TOWN OF FALLSBURG

P.O. Box 2019
19 Railroad Plaza
South Fallsburg, New York 12779
Phone: (845) 434-8810 Ext. 1
Fax: (845) 434-8809

Exhibit I

LEGAL NOTICE OF THE TOWN OF FALLSBURG TOWN BOARD

Notice is hereby given: The Town of Fallsburg Town Board will hold a Public Hearing relative to proposed Local Law #___ of 2020 relative to Amending Town of Fallsburg Municipal Code Section #310-4.3 relating to Separation Distances. Said Public Hearing will commence on Monday, June 22, 2020 at 5:48 pm.

Said Public Hearing will commence on Monday, June 22, 2020 at 5:45 pm via Video Conference Link Join Zoom Meeting, <https://zoom.us/j/548420343>, , Meeting ID: 548 420 343, One tap mobile +19292056099,,548420343# US (New York).

BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD

Dated: Friday, May 15 2020

Donna Akerley
Town of Fallsburg
Town Clerk, Tax Collector,
Registrar, Marriage Officer, RMO,
FOIL Officer & Notary Public
PO Box 2019
19 Railroad Plaza
South Fallsburg, NY 12779
(845) 434-8810 Ext. 1 p
(845) 434-8809 f
www.townoffallsburg.com
donna@fallsburgny.com

A local law to amend section 4.3 of Article IV of Chapter 310 of the Town of Fallsburg Code relating to yard regulations and several sections of Article V of Chapter 310 of the town of Fallsburg Code relating to separation distances.

§ 310-4.3 G Yard Regulations, is hereby amended by adding the following language:

Cluster, bungalow colony, two-family dwellings on common land, duplex developments, multifamily developments, sleepaway camps, day camps and retreats shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within this separation distance are walkways and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings may be reduced to a minimum of 25 feet.

§310-5.14 F (4) Multifamily Developments, is hereby amended by adding the following language:

No multifamily building shall be located closer than 31 feet to another multifamily building, and said space shall be landscaped. The only improvements permitted within this minimum separation distance are walkways, and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings may be reduced to a minimum of 25 feet.

§310-5.30 A. 3 (b)[3] Duplex developments in PRD, HR and R District is hereby amended by adding the following language:

Side yards and side setback between duplex buildings and internal street. Each duplex building shall have two side yards no less than 15 feet six inches and shall have a minimum building separation of 31 feet. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width and earthwork retaining walls. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, per ISO standards, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

§310-9.3 F. 1 (a) and G 1 (a) Nonconformity Uses are hereby amended by adding the following language as follows:

§310-9.3F 1 (a)

FREDA C. EISENBERG
COMMISSIONER



Exhibit J

TELEPHONE: (845) 807-0527
FACSIMILE: (845) 807-0546
WEBSITE: www.SULLIVANNY.us

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701

February 24, 2020

Mr. Steven Vegliante, Supervisor
Town of Fallsburg
PO Box 2019
South Fallsburg, NY 12779

RE: **FAL20-10:** Proposed Local Law—Section 4.3 of Article IV of Chapter 310, Yard Regulations & Separation Distances
GML-239 County Review

Dear Mr. Vegliante:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project:** Proposed Local Law—Section 4.3 of Article IV of Chapter 310, Yard Regulations and Separation Distances
- II. **Applicant:** Town of Fallsburg Town Board
- III. **Action:** Proposed Local Law
- IV. **Project description:** Town Board seeks to amend Section 4.3 of Article IV of Chapter 310 relating to yard regulations and separation distances.
- V. **Geographic qualification:** N/A

The Sullivan County Division of Planning has reviewed the materials submitted regarding the proposed local law to amend Section 4.3 of Article IV of Chapter 310 relating to yard regulations and separation distances. We recommend **approval**.

Sincerely,

Freda C. Eisenberg, AICP
Commissioner

cc: Luis Alvarez, Legislator
Joseph Perrello Sr., Legislator
Ira Steingart, Legislator

Please be advised that the Town Board 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, Community Development & Real Property with regard to this application. To facilitate this process, a form to report such action is enclosed.