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**Realty Subdivision Application - Technical Comments
for
Town of Forestburgh - Planning Board**

Applicant: Republic Lake Joseph, LLC

Project Name: Republic Lake Joseph, LLC

Review Date: February 24, 2017

Title of Plan: Republic Lake Joseph, LLC – Conceptual Subdivision Plan

Comments prepared by: T. Gottlieb/J. Gottlieb, P.E.

The following items are to assist you in completing your plan submission to the Town of Forestburgh Planning Board. The comments generated are only a guide and additional comments may be warranted after subsequent submissions.

Project Description:

Subdivision of an existing 442.94-acre parcel into two (2) separate lots. Property is situated on both sides of County Road 108 (St. Joseph's Road). There are no improvements proposed for either of the new lots.

Tax Map Numbers: SBL 6-2-36.1

Zoning District: R.R. 1

Documents provided for review:

- Subdivision Plan, containing one sheet, prepared by Conrad, Close & Ewald, Professional Land Surveyors, P.C., dated January 5, 2017, latest revision dated February 8, 2017.
- Cover letter dated February 13, 2017 from Glenn L. Smith, P.E., Consulting Engineer, P.C..

General Comments:

1. As described in the Cover Letter, it is the intent to subdivide the 442.9-acre parcel into two (2) new lots, containing ± 310.8 acres and ± 132.1 acres. There are no improvements proposed for either lot.
2. A Bulk Table should be provided indicating the proper setback and lot requirements for the R.R. 1 Zoning District.

Comment addressed

3. A Location Map should be provided on the plans.

Comment addressed

4. The plans include Notes 7 & 8, relating to the primary protection zone from the existing Bald Eagle nest located on Lake Joseph. It would be our opinion that since there are no improvements proposed for the parcels, the Board could consider the notes sufficient for addressing Item #15 - Threatened and Endangered Species on the EAF.

Board to discuss

5. Any Comments generated by the Highway Superintendent and Forestburgh Fire Department should be provided.

Comments, if received, should be discussed

6. Short Form EAF:

Item #2 – should indicate that a GML 239 Review is required

Item #20 – Indicates that the site or adjoining property has been the subject of remediation for hazardous waste. The Applicant should provide an indication of where the remediation occurred and the extent of the remediation.

Revised EAF should be provided

7. The Preliminary Plan provided has been compiled using filed maps, etc., and is not to be considered a formal survey. Any future submissions should include a formal subdivision map based on an actual survey.

Comment addressed

8. The Subdivision Plan should include the seal and signature of the Surveyor in all future submissions.

Comment addressed

Recommended Action:

1. A SEQRA Determination is required.
2. A copy of the plan and the Application Packet will need to be provided to the Sullivan County Department of Planning and Community Development for GML-239 Review, upon the Board's determination that the Application is complete.