

Joseph Gottlieb P.E., P.C.  
Consulting Engineer

Phone: 845.794.5506  
Fax: 845.794.5520  
E-mail: gotteng@verizon.net

---

**Special Use & Site Plan Application - Technical Comments  
for  
Town of Forestburgh - Planning Board**

**Applicant:** Another Sky Campground  
**Project Name:** Another Sky Campground  
**Review Date:** June 26, 2017  
**Title of Plan:** Another Sky Campground  
**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.

The plans and related information has been reviewed in accordance with applicable sections of §85-26 through 29 of the Town of Forestburgh Zoning Code.

---

**Project Description:**

Proposed project is to include a 100 site, tent only, campground on a total of 314.65 acres, and shall include a Welcome Lodge and General Store, and assorted ancillary facilities.

**Tax Map Numbers:** SBL 24-1-3

**Zoning District:** R.R. 1

**Documents provided for review:**

- Application Packet dated June 9, 2017
- Cover letter from the Applicant's Consulting Engineer, dated June 9, 2017.
- Plan set titled, Another Sky Campground, dated June 9, 2017, prepared by CHA.
- Full Environmental Assessment Form – Part 1, dated June 9, 2017
- Correspondence dated June 15, 2017, and a digital copy (CD) of the submittal documents
- Correspondence dated June 21, 2017, and an Overall Site Plan as an attachment
- Untitled, undated document pertaining to Fire, Safety, and Wildlife Management

**General Comments:**

1. The proposed Application is for a tent only campground which is listed as a Special Use under §85-7(C)(8), with the following requirements:
  - A. Maximum number of sites not to exceed 4 per acre.
  - B. Minimum distance between tents – 20 ft.
  - C. Minimum distance between buildings and all structures – 30 ft.
  - D. Minimum lot size – 20 ac.
2. The Applicant should submit a formal Project Narrative which would address all pertinent issues relating to the project.
3. The Applicant should provide and address the proposed methods of providing sanitary sewer services to the facility, including all soils test information, design of each sanitary sewage disposal system, and appropriate construction details. There is an existing sewage disposal system servicing the clubhouse. The plans should show any proposed improvements to the system, and provide design calculations for the improvements, if any.
4. The Applicant should provide and address the proposed methods of providing sanitary drinking water services to the facility, including the location of the well(s) to be utilized, all water test information, design of the water storage and distribution system, and appropriate construction details.
5. The Applicant should provide and address how the stormwater and erosion control methods will be provided for the site, and should include a Full SWPPP and appropriate construction details.
6. A total of 100 campsites, each with its own fire ring, is proposed. The Applicant should discuss the air quality impacts of the campfires on the surrounding properties.

**Long Form EAF:**

**Part 1 (B – Government Approvals)**

Response to Item (c) - indicates that an approval from the Zoning Board of Appeals is required. The Applicant should indicate why a variance may be required.

Response to Item (f) – Regional Agencies, the Applicant’s response is that an approval from the Delaware River Basin Commission (DRBC) is required. The Applicant should indicate why an approval from DRBC may be required.

Part 1 (C) Planning & Zoning - Item C.4(d), indicates that the Forestburgh Scout Reservation is a park that serves the project. To the best of our knowledge, the Scout Reservation is a private entity and not for public access.

Part 1 (D) Project Details - Item D.2(j), indicates that there will be no substantial increase in traffic above present levels. The Applicant should provide traffic data for review by the Board.

Part 1 (D) Project Details - Item D.2(n), Outdoor Lighting, A Lighting Plan should be provided for review by the Board.

Part 1 (D) Project Details - Item D.2(r), response to the question is incomplete.

Part 1 (E) Site and Setting of Proposed Action – Item E.2 (o & p), relating to threatened or endangered species. The Applicant's response is that the threatened and endangered species onsite, identified by U.S. Fish & Wildlife Service (USFWS), could be the Dwarf Wedge mussel and the Northern Long-Eared Bat (NLEB). The Applicant should provide a list of best management practices to avoid direct or indirect impacts to NLEB during the construction and operational phases of the project. According to published resources, it is highly unlikely that the Dwarf Wedge mussel inhabits Black Brook.

Part 1 (E) Site and Setting of Proposed Action – Item E.3 (f), the Applicant's response to this question indicates that there are no sensitive archaeological sites on the property. However, a previous report prepared by Tracker Archaeology Services, Inc., for the ASTI Project, indicates that the project area is seen as having a higher than average potential for the recovery of prehistoric sites; an above average potential for encountering historic sites; and that the existing former tannery features should be preserved, if possible, and, if not possible, Phase II intensive testing should be conducted for the historical features listed in the Report as FT 3, 4 & 6.

The revised FEAF should be signed when resubmitted.

#### **Plan Review:**

1. The Title Page should have the name and address of the record owner; name and address of the NYS Licensed professional that prepared the plans, including seal and signature; and Section, Block & Lot Number.
2. The topography should be removed from Sheet C-000, so as to be more readable, and if the sheet is to be considered the required Survey Map, the name, address, seal and signature of the licensed Surveyor who prepared the plans should be provided. The plan should also indicate any easements or deed restrictions for the parcel.
3. The Layout Plans should also include the location of waterlines, sewer lines and sewage disposal system appurtenances.
4. Sheet C-102: Several of the proposed campsites, and the proposed bathroom facility are located either partially within, or immediately adjacent to the wetlands boundary. Our recommendation is that they be relocated so as not to encroach on the wetlands.
5. Sheet C-602: The Campsite Layout Detail indicates that the spacing between tents is to be 9.5 ft., whereas the Town Code requires a minimum of 20 ft. between tents. The Detail should also be revised to comply with Subpart 73-, Section 7-3.8 of the New York State Sanitary Code.
6. Subpart 73-, Section 7-3.13 (k) of the New York State Sanitary Code requires that an adequate supply of potable water must be provided within 250 feet of all campsites. The plans should indicate that the Code can be complied with.
7. Location of refuse storage facilities shall be shown on the plans.
8. The plans should indicate how sewage pumper truck will access the all buildings and bathroom facilities for pumping out of septic tanks.
9. The location of the bathhouse required for the Bathing Beach should be provided as well as the location of the sewage disposal system to service the facility.
10. The Applicant should address parking space requirements for the facility.
11. Emergency access roads, and walkways to campsites, if provided, should be shown on the plans.
12. As per §85-13 Off-Street Parking: All parking areas providing more than ten (10 spaces, shall be provided with a dustless surface with more than 10 spaces shall be provided with a dustless surface. Applicant to discuss.

**Recommended Action:**

1. SEQRA Determination
2. Due to the amount of additional information required, it is our recommendation that a Public Hearing not be scheduled until the Board determines that the Application is complete.
3. A 239 GML approval is required. The plans should not be forwarded for the 239 Review until the Board determines that the Application is complete.