

May 20, 2020

Town of Forestburgh Planning Board
332 King Road,
Forestburgh, NY 12777

RE: Forestburgh Pond Residential Subdivision,

NYS Route 42 and Hartwood Road Town of Forestburgh
SBL No. 30-2-6.2

Planning document referenced: "[Forestburgh-Pond-Revised-Plans-04_08_2020-site.pdf](#)"

By Applicant/Developer: NEW YORK LAND AND LAKES
155 MAIN STREET, SUITE D
ONEONTA, NEW YORK 13820

Dear Chairperson, Richard Robbins, and fellow Planning Board members,

By way of introduction, my name is Jennifer Langusch and I own 6.68 acres of land situated in the middle of the proposed subdivision plans (68 Stag Forest Road or ref E on existing planning documents). I purchased this property in 2013 and for the past 7 years have been a law abiding, tax-paying member of the Forestburgh community. You may remember that I paid a visit to a Planning Board meeting in Spring 2019 to hear more about the subdivision laws that were in the process of being amended by the Board.

I purchased this 6.68 acre parcel of land on Stag Forest Road in large part because it was nestled within a much larger 548 acre plot of land, because this larger parcel of land was owned by a single owner, Cavallacci, and set aside for use as a hunting camp. It is wild and undisturbed, predominantly recreational use land. The hunting club members might be burly and intimidating but they respect the forest, and being nestled within this larger property provides privacy and seclusion. They are good neighbors.

It's worth noting that the 4 existing plots of land within the bounds of the Cavallacci hunting camp are contained to only one side of Forestburgh Pond, meaning every home looks out on wild forest, and the plots are gracious in size, with each property on Stag Forest Road wide enough to afford the residence privacy and keep neighbors out of sight-line. Being at the very end of Stag Forest Road, has also allowed me to be close to nature with few adjoining neighbors. I have 2 immediate neighbors - the Cavallacci's hunting land and Anna Ruth Henriques' home. My outlook is private and peaceful and as a result, this is my impression of Forestburgh - largely undisturbed, wild, a place where you can find peace, quiet and seclusion.

Both Anna's home (62 Stag Forest Rd) and my own were originally structures from the 1939 World Fair in NY that were relocated to this spot in 1940 and have remained here ever since. I like to think that this particular location was selected due to the immediacy of the natural environment - the ability to look out over wild forest, and enjoy the peace and serenity of the pond. It's worth noting that in keeping with this goal, each house was placed far enough apart from each other to maintain the secluded nature of each property and preserve the residents' privacy. This was the goal for residents in 1940 and is still the goal for residents today in 2020.

Approving this subdivision plan would ensure that as a resident and property owner, I would transition from 2 adjoining properties to having 4 adjoining properties and sight across the pond to another 9 property owners. In addition, Forestburgh Pond would have "common area use" so while I currently share use of Forestburgh Pond with 4 neighboring properties along the road, this tiny and quite shallow body of water, Forestburgh Pond, would under this plan, consequently be accessed by 24 property neighbors. With 3-4 people per home (per the plan) this would allow almost 100 new residents access to the pond at any one time.

Although this may purely be the subdivision plan that you are reviewing at this point, and not a housing development plan, this subdivision alone is a major restructure of the use of the land and greatly impacts the 4 properties enveloped by the 548 acres being subdivided. We are not reviewing a plan to land that abuts our property but rather reviewing plans to land that completely surrounds us and will have a major impact on our outlook, our noise levels, our privacy and our enjoyment of our residence.

Additionally the plan includes development to Stag Forest Road, which is our deeded right of passage to Route 42 and is our *only* means of accessing our property. With development on the road, not only would it be a major disturbance, development would cut us off from access into or access out from our homes and for that reason alone should be considered unlawful.

I will not belabor all the reasons why I object to this subdivision plan but I would like to note that the residents along Stag Forest Road have been excellent residents of Forestburgh. I think most importantly, we understand that the town would like to support plans for residents to subdivide their large parcels of land and the town would also like to increase the number of town residents and consequently, the tax-paying community. We understand this. Having witnessed the care you showed reviewing the Subdivision Code, it's clear that the Board supports plans to increase housing within Forestburgh and the Planning Board aims to do so in a thoughtful and responsible manner. As property-owners we very much appreciate this approach. However, these plans submitted (while they may be marginally better than prior plans) are not thoughtful or responsible in consideration of how they impact the existing residents on Stag Forest Road. They will overwhelm the area. The overall plot size may sound generous but the plans indicate incredibly narrow plots of land. The result of development on these plots will be similar to overcrowded community lakes in other towns and residents on this road intentionally chose not to buy property on crowded community lakes but instead bought where they did, in Forestburgh, surrounded by the single plot owned by Cavallacci and the predominantly recreational use land that surrounded the property.

We believe that there is a way to keep Forestburgh wild while also allowing thoughtful, considerate and respectful subdivision. And we trust the Planning Board to find a way to support planning decisions that will enable residents to continue to enjoy their property, their privacy and their serenity. Thank you for your consideration of this submission and objection to the proposed subdivision plans on Forestburgh Pond. Please do let me know if you have any questions or would like to discuss.

Yours respectfully,
Jennifer Langusch
68 Stag Forest Road,
Forestburgh, NY 12777.