

FREDA C. EISENBERG
COMMISSIONER



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

July 28, 2020

Mr. Richard Robbins, Chair
Town of Forestburgh Planning Board
332 King Rd
Forestburgh, NY 12777

RE: **FOR20-01:** Forestburgh Pond Subdivision Review
GML-239 County Review

Dear Mr. Robbins:

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

- I. **Project:** Forestburgh Pond Subdivision Review
- II. **Applicant:** New York Land and Lakes Development
- III. **Action:** Subdivision
- IV. **Geographical Determinant:** County's Hartwood Road and State Route 42

The Sullivan County Division of Planning has reviewed the materials submitted regarding the proposed subdivision and we find this to be a matter of **local determination**.

The County Division of Public Works and NYS DOT have also reviewed the materials. Their comments are attached. Please note that the DPW email includes questions that the Board should address with the applicant. One area of concern is about construction and maintenance of the proposed shared driveways. Shared driveways offer benefits including reduced impervious surface area and safer access at their intersections with the main road, but can become problematic when authority over, and responsibility for, them is not clear. Maintenance by the proposed HOA is a potential solution.

We appreciate the care the applicant has put into stormwater management practices and riparian buffers in this project.

Sincerely,

A handwritten signature in blue ink that reads "Freda C. Eisenberg".

Freda C. Eisenberg, AICP
Commissioner

cc: Nadia Rajs, 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.

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY
GENERAL MUNICIPAL LAW REFERRAL
REPORT OF FINAL LOCAL ACTION

Section 239-m of the General Municipal Law of the State of New York requires that, within thirty days of final municipal action on a zoning matter which has been reviewed by the Sullivan County Division of Planning, Community Development & Real Property, the municipal body having jurisdiction must file a report of the final action it has taken with the Division. This form can serve as that report.

NAME OF MUNICIPALITY: _____

NAME OF MUNICIPAL AGENCY: _____

NAME OF APPLICANT: _____

TYPE OF REFERRAL:

- Amendment of Zoning Ordinance or Map
- Rezoning Special Use Permit Use Variance
- Site Plan Area Variance Subdivision

FINAL MUNICIPAL ACTION:

- Approved Denied
- Approved subject to the following conditions:

If the municipal body having jurisdiction has acted contrary to the recommendation of the Sullivan County Division of Planning, Community Development & Real Property, please attach a resolution setting forth the reasons for such contrary action. Please note that Section 239-m of the General Municipal Law also requires that such contrary action must be adopted by a vote of a majority plus one of all the members of the municipal body.

Please mail this form to the Sullivan County Division of Planning, Community Development & Real Property, 100 North Street, Monticello, NY 12701. Thank you for your cooperation.