

Heather,

This project fronts on County Road 48 (Hartwood Road) and NYS Route 42.
The developer is seeking a subdivision review for a (21) Lot Subdivision.

(13) Lots front on our County Road No. 48 and (8) Lots front on NYS Route 42.

This developer has been in touch with our permitting department in advance of this review and we have already measured sight distances at the various lot locations on CR 48 identified on the provided subdivision map.

The access locations are basically pre-approved for sight distance as in, they are in safe locations with minor changes to be made to Lots 9, 12, 13, and 16 thru 19. (See attached emails up to 4/13/20 with our permitting coordinator).

Access for Lots 20 & 21 have been revised and have improved the sight distances at the revised location.

Lots 10, 11, 14 and 15 have adequate sight distances at the proposed locations.

The provided Site Plan states "driveway locations to provide pipe under driveways (with end sections). Coordinate with County for pipe requirements."
Our permitting process will require more detail on actual driveway design and drainage considerations when the time comes

Additionally, some consideration and notes should be required clarifying how each lot owner will construct and permit the shared driveways.

SCDPW permits driveway accesses primarily to property owners and not contractors.

We hold the owner accountable as contractors and developers come and go.

I don't believe we have had this particular situation previously.

Will the first lot owner of the two shared driveway lots construct the complete driveway apron and culvert pipe ?

How would they be constructed separately ?

How would you deal with driveway culvert pipes and then adding to them ?

Will the developer construct all the access locations in advance and the lot owners are responsible for the driveway portion only ?

Please clarify how this is expected to be handled when one lot sells and the adjoining one does not.

The provided Site Plan shows a common area at the corner of NYS Route 42 and CR 48 between Lot 8 and the Pond.

This lot contains the Dam for the pond and an old Cabin with Pond Access for all future homeowners of this development.

There are (2) existing access points off of CR 48 into this area.

The most westerly of these access points also shows a small gravel parking area.

We understand this area is to provide access to the pond and also a picnic area for all members of the Homeowners Association

as well as lots which do not have direct Pond access.

These locations were never investigated and studied when we measured sight distances for the individual lots.

The provided Site Plan does not show Sight Distances at these locations and we are unclear as to whether they are proposed to remain.

Existing locations are not grandfathered in with this new development.

Are they both required ?

Sight distances should be shown.

The most westerly one appears to have the better sight distance left.

Please clarify which, if any of these locations is being considered for this development.

Any work in the highway bounds of CR 48 will require a permit from SCDPW before any work is to be done.

Please call our permitting office at (845) 807-0283 for any information related to permitting needs or questions.

Regards,

Dermot

Dermot P. Dowd LS

Sullivan County D.P.W.

Civil Engineer

(845) 807-0274 (Direct Line)

(845) 807-0261 (DPW Main Line)

(845) 807-0335 (DPW Fax)

dermot.dowd@co.sullivan.ny.us

From: Jacksy, Heather K.

Sent: Monday, July 6, 2020 2:57 PM

To: Dowd, Dermot P. <Dermot.Dowd@co.sullivan.ny.us>

Subject: GML239 Notification - FOR20-01- Forestburgh Pond Project-Subdivision Review

Hi Dermot,

The link to all of the info is in the email below. Due date before the 28th.

Thanks,

Heather

From: Richard Robbins [<mailto:rarattny@gmail.com>]

Sent: Thursday, July 2, 2020 1:52 PM

To: Eisenberg, Freda C. <Freda.Eisenberg@co.sullivan.ny.us>

Cc: Jacksy, Heather K. <Heather.Jacksy@co.sullivan.ny.us>; Alan Lord

<alord@newyorklandandlakes.com>; Jacqueline Ricciani <jricciani@riccianijose.com>; Forestburgh Planning Board <Forestburghplanningboard@gmail.com>

Subject: Forestburgh Pond

Dear Ms. Eisenberg;

I attach the 239 Referral Form relative to the Forestburgh Pond Project. I understand that the applicant sent you one - and various materials yesterday. The Public hearing on the 28th is our SEQRA public hearing.

Thanks for your review of these materials. As noted in the form itself, all of the application materials can be found on our website, <https://forestburgh.net/boards-and-committees/planning-board/applications/forestburgh-pond/>

Please do not hesitate to contact me regarding this matter. Thanks, in advance, for meeting our shortened deadline here.

Respectfully,

Richard Robbins,
Chairman, Forestburgh Planning Board

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