

Oct 26, 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,

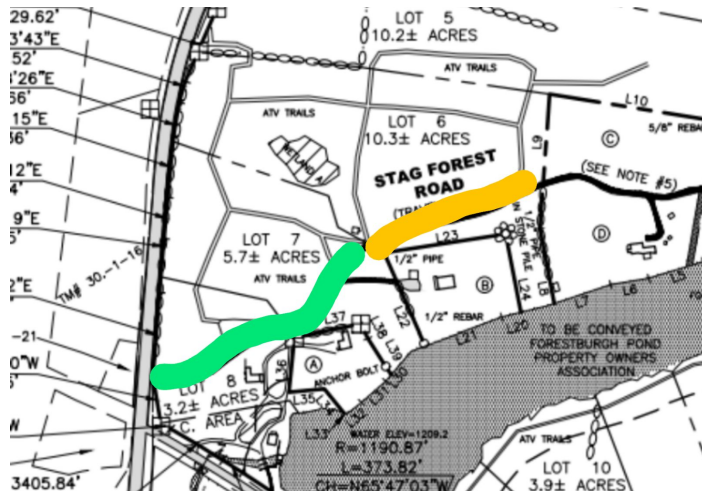
By way of introduction, I am Jennifer Langusch and I own the property at 68 Stag Forest Road (or ref E on existing planning documents). I write to raise a couple of points of clarification since this proposal is in the final stages of evaluation.

1. STAG FOREST ROAD MAINTENANCE

Over the past few meetings there has been discussion about where specifically maintenance responsibilities lie between the planned HOA and current residents on Stag Forest Rd. In the Sept meeting, Alan Lord (Developer) stated that the HOA would be responsible for maintaining the road up to the 2 new driveways planned for construction (**located at the most SW point of Lot 6**) and that beyond this point the road maintenance would be the responsibility of the "homeowners".

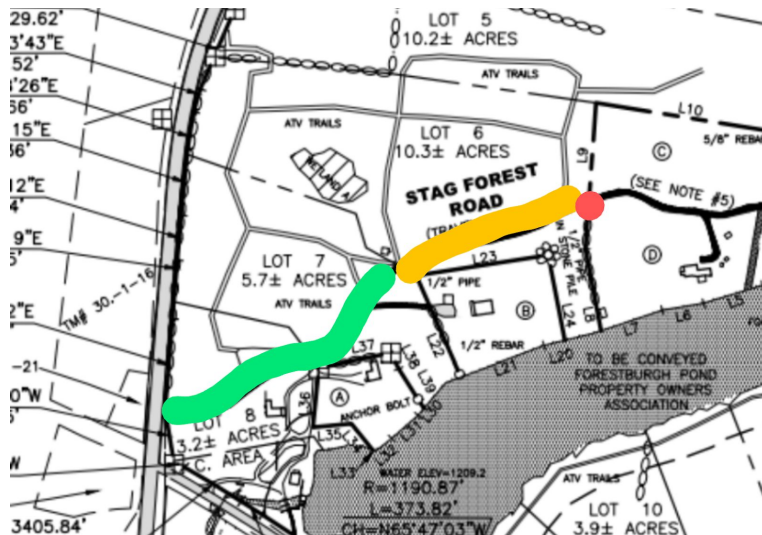
I've attached where I believe he means would be the responsibility of the HOA vs current residents:

- HOA responsible for road indicated in green
- Mr Lord proposed that current Stag Forest residents be responsible for continuation of the road indicated in yellow



Per the new development plan, Stag Forest Road will lie across a number of different properties. For clarity's sake, I've marked with a red dot (below) the point at which this road enters land owned by a current resident of Stag Forest Road, Lots C and D (land owned by Anna Ruth Henriques).

I seek to clarify that the proposed new HOA will be responsible for maintaining all of Stag Forest Road WEST of this dot. Current Stag Forest residents cannot be responsible for maintaining the road that is within the development-owned land. It may be east of the current driveways and for that reason not utilized by planned residents of this community but it is not land currently owned by either Ms. Henriques or myself and for the same reason Mr Lord supplied, we should not be expected to maintain the roadway that is not on either one of our properties



2. DOCKS ON FORESTBURGH POND

Mr Lord has stated in the course of these planning meetings that any property with pond frontage have permission to build a dock on Forestburgh Pond. If this condition is approved, 12 new docks may be permitted on the pond, running contrary to the provision the Board requested of the 100ft undisturbed greenband around the waterway.

For anyone familiar with the small pond 12 new docks would have substantial impact on the small body of water and would necessitate tree clearing around the pond to make way for the docks. We've routinely had issues with beaver dams obstructing water flows and any environmental impact analysis work on plans-to-date have not taken the docks into consideration since they are not part of the initial engineering effort.

While I know Mr Lord will refute this as inconsequential since they are not planning to develop any docks as part of this plan, I do believe that advertising rights to build a dock for future homeowners is misleading and **immediately negates the intent of the greenband**. I believe it should be clarified in the "[Forestburgh Pond Protective Covenants](#)" that additional Planning Board approval be sought for any building or development that would impact the greenband *including* development of pond access or docks. Further to that point I would also like to encourage the Board to remain committed in upholding this protection and ensuring preservation of the water's perimeter.

Please do let me know if you have any questions or would like to discuss. I will be present at the next Planning meeting to expand upon this if required.

Yours respectfully,
Jennifer Langusch