



ZONING TABLE
 BIRCHWOOD ESTATES 3-LOT SUBDIVISION
 ROD & GUN CLUB ROAD - S.B.L. #12-1-3.1
 RR-1 ZONING DISTRICT

LOT PARAMETERS	REQUIRED	PROPOSED	
		NEW LOT #3.1A	NEW LOT #3.1B
LOT AREA	100,000 SF	133,000 SF ⁽¹⁾	±140,000 SF
LOT WIDTH	200'	200'	±500'
FRONT YARD SETBACK	75'	75'	N/A ⁽²⁾
SIDE YARD SETBACK	50'	60'	N/A
REAR YARD SETBACK	100'	300'	N/A
MAX. BLDG. HT.	30'	30'	N/A
MAX. NO. DWELL. UNITS	1	1	N/A

- (1) BUILDABLE PORTION OF LOT = 500' x 200' = 100,000 S.F.; + "FLAGPOLE" ACCESS STRIP = 33,000 S.F.
- (2) NO STRUCTURES ARE PROPOSED ON LOT #3.1B SO DIMENSIONAL REQUIREMENTS ARE NOT APPLICABLE (N/A)
- NOTES:**
- 1) THE INTENT OF THIS PLAN IS TO INDICATE THE PROPOSED SUBDIVISION OF A 3.05 ACRE PARCEL #3.1A OUT OF A 246 ACRE PARENT PARCEL #12-1-3.1 OWNED BY BIRCHWOOD ESTATES LLC IN THE TOWN OF FORESTBURGH, FOR CONSTRUCTION OF ONE SINGLE-FAMILY HOME AND WATER WELL. AN EXISTING SEPTIC SYSTEM CONSTRUCTED IN 2015 FOR ANOTHER BUILDING AND NEVER UTILIZED WILL SERVE THE NEW HOME ON THIS SAME PARCEL.
- 2) THE ABOVE NOTED HOUSE LOT WILL CREATE A SECOND SMALL SUBDIVIDED LOT #3.1B BY CUTTING OFF THE ±3.25 ACRE NORTHEAST CORNER OF THE PARENT PARCEL WHICH CONTAINS THE BIRCHWOOD SOFTBALL FIELD. THIS PARCEL WILL REMAIN VACANT.

BIRCHWOOD ESTATES, LLC
 S-B-L No. 12-1-3.1
 (±245.69 AC. IN
 (1) FORESTBURGH

EXISTING SEPTIC SYSTEM
 CONSTRUCTED IN 2015 FOR
 FUTURE DAYCAMP BUILDING THAT
 HAS BEEN ELIMINATED. ADD
 4'-4" LONG ABSORB. TRENCHES
 TO INCREASE CAPACITY FROM
 420 GPD TO 550 GPD
 (DETAIL 9/3)

SITE PLAN
 SCALE: 1" = 50'-0"

**TOWN OF FORESTBURGH
 PLANNING BOARD**

Raisa Vaysman
 S-B-L No. 12-1-3.2

HOUSE
 Arthur & Shannon
 Leaney-Levenson
 L.R.L. 1969, P. 225
 S-B-L No. 12-1-3.3

HOUSE
 Lena Dwosh
 L.R.L. 3536, P. 617
 First Described Parcel
 S-B-L No. 12-1-3.4
 (VACANT)

1 REV. OLB DR. GLS CK. 1/7/22 DATE ENLARGE LOT #3.1A, MISC. REVS. DESCRIPTION

GLENN L. SMITH
 CONSULTING ENGINEER, P.C.
 P.O. BOX 156 - MONTICELLO - NEW YORK - 12701
 PH. (845) 796-2216

FORESTBURGH 3-LOT SUBDIVISION PLAN

**BIRCHWOOD ESTATES
 DEVELOPMENT**

(1) FORESTBURGH • SULLIVAN COUNTY • NEW YORK

DATE: OCTOBER 16, 2021 SHEET NO. **1**

REVISION: SCALE 1" = 50'
 DRAWN: OLB
 CHECKED: GLS
 JOB NO. 21-035 OF 3 SHEETS