



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'	390'	N/A
MAX. BLDG. HT.	30'	30'	N/A
MAX. NO. DWELL. UNITS	1	1	N/A

FOOTNOTES:
 (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 3.16 ACRE PARCEL #3.1A OUT OF A 245.69 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 3.29 ACRE NORTHEAST CORNER OF THE PARENT PARCEL WHICH CONTAINS THE BIRCHWOOD SOFTBALL FIELD. THIS PARCEL WILL REMAIN VACANT.
 3) NO POLE OR POST LIGHTS SHALL BE PERMITTED ALONG THE PROPOSED DRIVEWAY BETWEEN ROD & GUN CLUB ROAD AND PROPOSED HOME ON LOT #3.1A.
 4) A 20' WIDE DRAINAGE EASEMENT WILL BE PROVIDED ACROSS LOT #3.1A TO CONVEY BALLFIELD STORMWATER THROUGH A 15" DIA. CULVERT PIPE UNDER THE DRIVEWAY AND INTO THE EXISTING STORMWATER BASIN.

2	OLB	GLS	2/29/22	REVISE LOT BOUNDS TO MATCH SURVEY MAP, ADD NOTES #3 & 4.	
1	REV.	DR.	GLS	1/7/22	ENLARGE LOT #3.1A, MISC. REVS. DESCRIPTION

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FORESTBURGH 3-LOT SUBDIVISION PLAN

BIRCHWOOD ESTATES DEVELOPMENT
 (T) FORESTBURGH • SULLIVAN COUNTY • NEW YORK

DATE	OCTOBER 15, 2021	SHEET NO.
REVISION		
SCALE	1" = 50'	
DRAWN	OLB	
CHECKED	GLS	
JOB NO.	21-035	OF 2 SHEETS

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

TOWN OF FORESTBURGH PLANNING BOARD

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

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

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

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

John & Frances Bordulis
 L.R.L. 4639, P. 642
 S-B-L No. 56-1-46.3