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**Minor Subdivision Application - Technical Comments
for
Town of Forestburgh - Planning Board**

Applicant: Birchwood Estates

Project Name: Birchwood Estates – Minor Subdivision

Review Date: January 19, 2022

Title of Plan: Birchwood Estates – Forestburgh 3-Lot Subdivision Plan.

Comments prepared by: T. Gottlieb/J. Gottlieb, P.E.

The following items are to assist you in completing your plan submission to the Town of Forestburgh Planning Board. The comments generated are only a guide and additional comments may be warranted after subsequent submissions.

Project Description:

Minor Subdivision Application for three lots for the Birchwood Estates Cluster Development located in the Town of Thompson/Forestburgh

Tax Map Numbers: SBL 12-1-3.1.

Zoning District: RR 1

Documents provided for review:

- Cover Letter dated January 11, 2022, prepared by the Engineer for the project.
- Plan set containing three sheets, prepared by Glenn L. Smith, Consulting Engineer, P.C., dated October 15, 2021, latest revision dated January 7, 2022.

General Comments – Project Description:

1. As described in the initial Cover Letter, it is the intent to subdivide the existing ±245-acre parcel into three lots; Lot 3.1A will be a 2.3-acre lot containing a proposed residence, Lot 3.1B will be a 3.25-acre lot and contain the existing ballfield, and Lot 3.1 will contain the balance of the acreage in the Town of Forestburgh.

Review Comments:

The Application has been reviewed in accordance with Chapter 148 of the Town of Forestburgh Zoning Code as it pertains to Subdivision of Land.

1. The Board had previously approved, a Special Use Permit for the playground and ball field. It should be discussed whether the decrease in acreage would affect the Special Use Permit.

Comment addressed

2. Proposed Lot 3.1A appears to be a “Flag Lot” as defined by the Subdivision Code. §148-22(B)(2), of the Code requires that:

Only that portion of the lot having adequate width to meet the minimum lot width requirements and allow for provision of meeting the minimum yard and setback requirements of the district shall be counted as part of the minimum lot area. The accessway (i.e., the "flagpole" or "panhandle") shall not be included in the calculation of minimum lot area.

A review of the plans results in a calculation of 68,000 sq. ft. (340 ft. x 200 ft.) for the minimum lot area for the Lot, which is less than the 100,000 sq. ft. minimum requirement of the Code.

Comment addressed

3. A formal Survey and Plat Plan, prepared by a licensed Surveyor, should be provided.

The Applicant has indicated that the Survey will be submitted following Conditional Approval. It is recommended that the Survey be provided prior to the next meeting.

4. Information should be provided for the existing sewage disposal system as it relates to being sized for the number of bedrooms in the proposed residence.

Comment addressed

5. Location of the proposed septic tank, and a construction detail for the tank, should be provided, as well as the location of the proposed sewer line running from the septic tank to the absorption field, and any applicable construction details.

The Engineer has provided several details for the sewage disposal system. An additional detail should be provided for the distribution box, and a cross-section for the shallow absorption trench system (SATS). The manufacturer for the Pump Chamber should also be listed.

6. A detail should be provided for the proposed driveway, and any proposed grading for the driveway should be indicated on the plans.

Comment addressed

7. A Stormwater Pollution Prevention Plan (SWPPP) and subsequent SPDES Permit was prepared and issued for the construction of the ballfield. The Engineer should discuss if the site disturbance for the proposed driveway and residence would require any changes to the SWPPP.

Comment addressed

8. A deed should be provided for the parcel.

The Applicant indicated that a deed for the parcel will be provided subsequent to filing of the map. The deed to be provided should be for the existing parcel and not for the proposed lot.

9. An Approval Block should be provided.

Comment addressed

Recommended Action:

1. A 239GML Review is required. If the Board deems the Application substantially complete the information can be forwarded to the County for the 239 GML review.
2. A Public Hearing could be scheduled if the Board feels Application is complete.