

Joseph Gottlieb P.E., P.C.
Consulting Engineer

Phone: 845.794.5506
Fax: 845.794.5520
E-mail: gotteng@verizon.net

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

Applicant: Birchwood Estates

Project Name: Birchwood Estates – Minor Subdivision

Review Date: March 3, 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:

- Letter dated February 23, 2022, prepared by Glenn L. Smith, Consulting Engineer, P.C.
- Cover Letter dated February 28, 2022, prepared by Glenn L. Smith, Consulting Engineer, P.C.
- Site Plan, Sheet 1 of 2, prepared by Glenn L. Smith, Consulting Engineer, P.C., latest revision dated February 25, 2022.
- Subdivision plan, containing one sheet, prepared by Anthony F. Siciliano, L.S., P.C., dated February 22, 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. A full set of signed plans, and a mylar copy of the subdivision plan, should be provided for approval purposes.

Recommended Action:

1. The Board can consider final approval of the Application if all conditions have been met.