

Scott Ketterer

To: Scott Ketterer
Subject: Lot Line Change Lot 17 & 18 Forestburgh Pond Subdivision Hartwood Road
Forestburgh New York

Refercne : Lot Line Change Lot 17 & 18 Forestburgh Pond Subdivision Hartwood Road ,Forestburgh
New York

When the subdivision was created the original lot lines for lots 17 & 18 divided a flat plateau to the west of Woodline Drive. On a visit to the property in March 2022 I met the owner / potential neighbor – Vlad Galenko – owner of lot 17 - and during that discussion we aired where we planned on building vs the approved sites both lots 17 & 18 .

Standing on Woodline Drive both Vlad and I pointed west , to the flat Plateau. I believe we were both surprised when we both answered that we may be building within 300-400 ft of each knowing between the two of us we owned almost 200 acres, and here we may be living with a few hundred feet of each other.

Conversation continued and he made me aware that a situation with a friend of his in the city changed and Vlad was offered a house for a “ friends “ discount. Vlad also mentioned he felt with some modifications it would be a sound financial decision to buy that house vs build on his lot at this point in time if ever.

I bought this property (lot 18) to be away from the hustle and bustle of every day life, not to have a neighbor within a few hundred feet of me. Vlad and I stayed in contact and after a few weeks we agreed I would purchase his lot . In our AOS I stated I would complete the engineering for the lot line change , create a new septic site and design to gain approval from the Township then go to settlement when I receive such approval.

To date the only outlay of money is truly only engineering firms cost to perform the work, about \$ 6,000.00 for the field work and design for both the lot line change and new septic and the SEA Form , I cannot count the hours I have logged to date.

Thank You
Scott Ketterer