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**Lot Line Improvement Application - Technical Comments
for
Town of Forestburgh - Planning Board**

Applicant: Peter K. Shumann

Project Name: Schumann/Kozachuk – Lot Improvement

Review Date: February 26, 2024

Title of Plan: Lot Improvement Map of Lands of Kozachuk

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:

Lot Improvement

Tax Map Number: SBL 24-1-27.1 & 27.3

Zoning District: RR-1 – Residential Recreation District

Documents provided for review:

- Correspondence prepared by the Applicant’s Attorney, dated February 9, 2024
- Application packet dated February 9, 2024
- Short Form EAF, dated February 9, 2024, signed by the Applicant’s Attorney.
- Lot Improvement Map containing one sheet, dated September 10, 2023.

Preliminary Comments:

The submitted documents have been reviewed in accordance with §148-10 Subdivision of Land, and §148-11 Land Divisions.

1. The Short Form EAF should be prepared using the NYSDEC Mapper website. A review of that document by our office indicates that there are NYSDEC Wetlands and wetlands check zone on the Schumann and Kozachuk parcels. Since no land disturbance is proposed, the submittal of a revised EAF should suffice. We have provided a copy of the wetlands area for the parcels taken from the NYSDEC Environmental Resource Mapper website.
2. Requirements of §148-11 (A)(1)(3)(4)(5) & (7) have been addressed.
3. The following comments reflect our review of §148-11 (B):

- a. A title block should be added to the plans and should include the names of the both the Applicant, Schumann & Kozachuk.
 - b. The Zoning District and bulk requirements should be provided as a Bulk Table on the plans. The Table should include required setback distances, and appropriate setbacks for the existing structures on the Kozachuk parcel.
4. As per §148-11 (C), a written disclosure should be provided indicating any future plans to further divide the parent parcel.