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**Fwd: Trips 2 Win LLC - Clubhouse**

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**RAR** <rarattny@gmail.com>

Mon, Oct 21 at 10:01PM

To: Forestburgh Planning Board &lt;Forestburghplanningboard@gmail.com&gt;

Begin forwarded message:

**From:** Glenn Smith <gsmith.pepc@verizon.net>**Date:** October 18, 2024 at 3:06:16 PM EDT**To:** RAR <Rarattny@gmail.com>, Anthony Cardoso <anthony.f.cardoso@gmail.com>, Al Devlin <adevlin@hvc.rr.com>, Susan Hawvermale <susan.hawvermale@gmail.com>, Arthur Leaney Levenson <Arthur.forestburgh@gmail.com>, Robert Sipos <dakota354@gmail.com>, Katherine Barnhart <klbarnhart@gmail.com>**Cc:** Javid Afzali <JAfzali@harrisbeach.com>, Timothy Gottlieb <gotteng@verizon.net>, Shoshana Mitchell <Shoshana.Mitchell@sullivanny.us>**Subject:** Trips 2 Win LLC - Clubhouse**Reply-To:** Glenn Smith <gsmith.pepc@verizon.net>

Chairman Robbins,

As noted in my September 6, 2024 correspondence to your attention regarding the above, one of the five (5) Area Variances being requested from the Town ZBA is to approve a reduction in the project parcel size from 5 acres required for the Clubhouse use in the RR Zone; down to 3.3 acres which is the current parcel size. This is a change from the original application that included a proposed lot line change to acquire approximately 1.7 acres from the neighbor's parcel (SBL #30-1-1.4) to provide the required 5.0 acres.

The town engineers comment #5 in his October 17, 2024 memo requested that the original Site Plan Application be

revised to remove reference to that Lot Line Change.

In that regard, please see attached application page 1, dated Rev. 1 - October 18, 2024, which deleted the "Lot Improvement" item and maintained the "Site Plan Approval" and "Special Use Permit" items.

I've also attached the original EAF, now dated Revision 1 - October 18, 2024, which deletes any reference to the lot line change option, and "Site Plan" sheet #1, dated Rev. 3 - October 18, 2024, with the lot line change information removed. The plansheet #2, "Lot Line Change Plan", submitted with the original application packet, should also be disregarded.

Thank you,  
Glenn

**Glenn L. Smith, P.E.**  
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**Monticello, NY 12701**