

**Trips to Win, LLC – Comments  
for  
Town of Forestburgh - Planning Board**

**Applicant: Trips to Win, LLC**

**Project Name: Trips to Win, LLC – Event Barn**

**Review Date: October 17, 2024**

**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.

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**Project Description:**

**Site Plan Approval, Lot Improvement and Special Use Permit**

**Tax Map Number: SBL 33-1-20**

**Zoning District: RR- 1 Zone**

**Documents provided for review:**

- Application packet dated April 5, 2024, for a Lot Improvement, including a Short Form EAF.
- Site Plan prepared by Glenn L. Smith, Consulting Engineer, P.C. dated December 12, 2023, latest revision dated April 3, 2024.
- Cover letter prepared by the Applicant's Consulting Engineer, dated October 7, 2024, including several attachments.

**Preliminary Comments:**

1. *Previous Comment:*

Short Form EAF: The Applicant will need to address if the proposed action would impact a species (Bald Eagle) that is listed as threatened or endangered. The Applicant should provide documentation that addresses this concern.

2. *Previous Comment:*

A Survey Map of the Lot Line Change prepared by a duly licensed NYS Surveyor, will be required prior to the Board taking any action on the Lot Improvement Application or referring the Application to the Zoning Board of Appeals for Area Variances.

A Survey Map dated June 7, 2018, has been provided for the existing parcel. There is no indication that the Map is for a Lot Improvement.

3. Previous Comment:

Proposed landscaping has been provided on the Site Plan. In accordance with §180-17 (D) (10), a security bond will be required in an amount and duration to be determined by the Board.

4. Previous Comment:

The proposed sewage disposal system will require approval by the New York State Department of Health – Middletown District Office. Our office has the following comments:

a. The GSF® New York Design & Installation Manual for the use and design of Eljen In-Drain® systems recommends the following:

1. An effluent filter is required in the outlet of the septic tank.
2. A 4” non-perforated velocity reduction pipe is required to be installed at the distribution box inlet.

Area Variances will be required for the parcel; however, the Applicant needs to indicate if the Lot Improvement is part of the Application. If not, the Site Plan will need to be revised to remove the Lot Line Change information from the plans and be resubmitted. Area Variances for either scenario are provided as follows:

Lot Improvement:

Front Yard: 75 ft. required, 65 ft. proposed

Side Yard: 100 ft. provided, 30 ft. proposed.

Existing Lot:

Lot Area: 5 acres required, 3.3 acres proposed

Front Yard: 75 ft. required, 65 ft. proposed

Side Yard: 100 ft. required, 7 ft. proposed

10/22/2024

***The Applicant’s Engineer has submitted a revised plan sheet, labeled Sheet 1 of 4, and has removed the proposed Lot Line Change, and revised the Zoning Evaluation Table to show all proposed required Area Variances.***

***A revised Application and Short Form EAF has also been submitted to reflect the proposed changes.***

***The total acreage of the property in Item 3(c) of the EAF should be revised to indicate the acreage of the existing parcel (3.3 acres).***

***The response to Item 10 of the EAF should be revised to indicate an affirmative answer since the existing well will be utilized.***