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October 7, 2024

Town of Forestburgh
Planning Board
332 King Road
Forestburgh, NY 12777

Attn: Richard Robbins, Chairman

Re: Trips 2 Win LLC, Blackbrook Clubhouse
143 Forestburgh Road, SBL #33-1-20

Chairman Robbins,

Thanks for your response to my inquiry and sorry to bother you on vacation. I've attached several documents that were requested at the September 24th planning board meeting and also noted in your recent correspondence, as follows:

1. "Boundary Survey Mapping for Trips 2 Win LLC", Drawing #1 of 1 by Pietrzak and Pfau, PLLC, last dated June 7, 2018.
2. Copy of Trips 2 Win LLC club handbook and membership application as reviewed by the town ZBA prior to approving the clubhouse zoning interpretation at their August 27, 2024 meeting.
3. Clubhouse building floor plan sheet, dated October 4, 2024.
4. Copy of current building exterior photo, which indicates the exterior elevation view of the clubhouse building.

Mr. Sipos indicated that you are requiring this information to complete his Site Plan and Special Use Permit application. I've previously questioned if the full site plan submittals must be provided to the planning board before Area Variances related to the site plan are first received from the town ZBA.

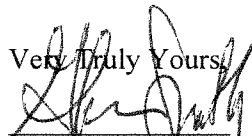
In my attached letter to you of April 29, 2024 I acknowledged that planning board couldn't consider the application complete until the "clubhouse" use question was resolved, which the ZBA did by their recent positive interpretation; and the Area Variances are approved.

Your attached response memo of May 8, 2024 seemed to also acknowledge that we should return to planning board to continue the site plan review process "after any ZBA determination"...then at that point determine whether the application for Special Use Permit and Site Plan is complete.

It would seem that the next step would be for your board to refer the applicant back to ZBA for the Area Variances so those issues could be resolved before continuing with site plan review.

It would be appreciated if this project could be scheduled for continued review at the October 22, 2024 planning board meeting.

Thank you.

Very Truly Yours,

Glenn L. Smith, P.E.

GLS/mdc
Encl.

cc: Robert Sipos
Javid Afzali
Joseph Gottlieb

Trips 2 Win, LLC Club

BLACK BROOK EVENT BARN

Owners

John J. Sipos- President

William B. Sipos- Vice President

Robert J. Sipos- Secretary/Treasurer

Purpose – To have and create a clubhouse for like-minded individuals that share a common interest, such as interest in the outdoors, recreational gatherings and social functions and the overall enjoyment of connecting with one another. Membership at the start of this organization will include three members/owners, who are listed above. Duties of this Board will include overall maintenance of the property, expenses, hours of operation, months of operation and coordinating social or recreational events.

New members from the community and beyond will be welcome, subject to completing the application process and payment of annual dues assessed by the Owner/Directors.

Membership will entitle members to use the facility for social and recreational activities defined in the Handbook for short term or full day daily events. They will be coordinated and scheduled with a Director, primarily used on weekends and some weekdays during the Spring-Summer-Fall Seasons.

Maximum occupancy for social events or gatherings will be limited to approximately 100 persons.

The primary intent of this Club is to utilize a former farm and barn that has been rehabilitated from a derelict eyesore to the community, to provide a comfortable and safe environment in the heart of the Town of Forestburgh for local folks to gather and enjoy each other's company in a social atmosphere, often with food, drink and open access to the outdoors.

These “activities” are in line with the Town of Forestburgh Comprehensive Plan, Section “B”, to “provide for sustainable development that is compatible with the natural environment and allows Forestburgh to be Forestburgh in the context of its overall appearance”.

The Directors and Members will seek to utilize this facility in exact conformance with the recreation, social and party functions defined as follows:

Recreation definition – A leisure activity we do for pleasure and enjoyment. At this clubhouse you can fish, paint, play horseshoes, have a celebration, whether it be a birthday party, holiday party, wine tasting party, etc.

Social definition – An occasion on which people can assemble for social interaction and entertainment, celebration, jubilation or a joyful occasion.

Party definition – A party is a gathering of people who have been invited by a host for the purpose of socializing, conversation, recreation, or as part of a festival or other commemoration or celebration of a special occasion.

HANDBOOK

TRIPS 2 WIN, LLC

BLACK BROOK EVENT BARN CLUBHOUSE

This handbook is published by the Board of Directors to provide members with general information and to outline certain rules and policies relating to a member or guests use of our facilities.

ADMINISTRATION

COMMITTEES

Directors elected by membership are appointed to chair the various committees which oversee the Club's operations. Directors and their responsibilities for the fiscal year-September 1, 2024 through August 31, 2025 are as follows:

Board of Directors:

John J. Sipos, President
William Sipos, Vice-President
Robert Sipos, Secretary/Treasurer

Committee:

Grounds Maintenance
Entertainment
Kitchen/Food Prep/Govt. Relations

Contacts/Information

Main Office / Reservations

Robert Sipos

William B. Sipos

Phone

845-798-0889

845-798-7266

Email

dakota354@gmail.com

EVENT BARN FACILITY

Except when reserved for special events or closed for maintenance or weather issues, this property is open to members from May 1 through November 30, subject to reservations or scheduling coordinated with a Director.

Activities will include picnicking, social gatherings, weddings, political fundraisers, yoga or dance instructions, family games, on-site recreation, fishing and general relaxations or meditation, all related to like-minded individuals getting together for the enjoyment of connecting with one another.

GENERAL RULES

1. Open hours shall run 10:00 a.m. to 10:00 p.m.
2. No excessive noise will be allowed.
3. Fires will be permitted in a controlled pit on premises.
4. Beverages may be provided by the members or purchased on-site when available.
5. All members and guests must cleanup and dispose of trash in dumpster located on-site.
6. Children under the age of 12 must be accompanied by an adult while on the premises.
7. A member inviting guests is responsible for insuring they conduct themselves according to clubhouse rules and policies.

CLUBHOUSE RULES

The clubhouse food prep and dining operations are overseen by the kitchen/food prep/bar committee. All members are entitled to use the clubhouse and may reserve it for private parties. Contact the committee chairman for rates and availability.

1. Foul or abusive language is forbidden.
2. Smoking is prohibited in the event barn clubhouse.
3. Pets are allowed on club property when under the supervisions of a member.
4. Members are requested to make reservations for club events.
5. Members and guests may bring food or beverages into the club on non-event days subject to authorization by a Director.
6. Staff / employees are not permitted to serve alcoholic beverages to anyone who appears to be intoxicated.
7. No one under the age of 21 will be served alcoholic beverages.

John J. Sipos, President
798 Forestburgh Road
Glen Spey, N.Y. 12737

EVENTS BARN CLUBHOUSE
MEMBERSHIP APPLICATION
NEW / RENEWAL

Black Brook Event Barn Clubhouse (Trips 2 Win, LLC)
Forestburgh Road
Town of Forestburgh, Sullivan County

Clubhouse Phone: _____
Membership Status (Check One) _____ New _____ Renewal

Dues:
\$ _____ Annually, Due by September 1

Full Name of Applicant _____

Home Address: _____

City _____ State _____ Zip Code _____

Mobile Phone _____ Work/Home Phone: _____

Employer _____

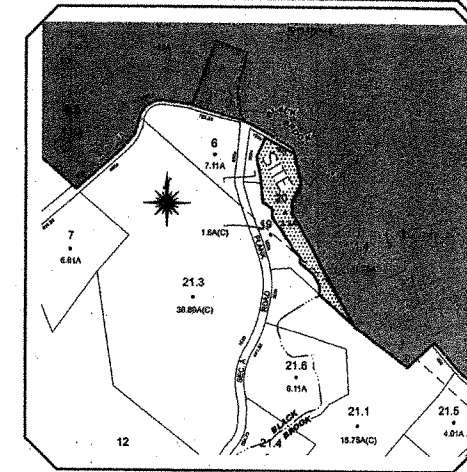
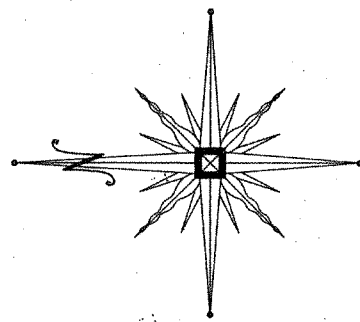
Email _____

Applicant's Signature _____ Date _____

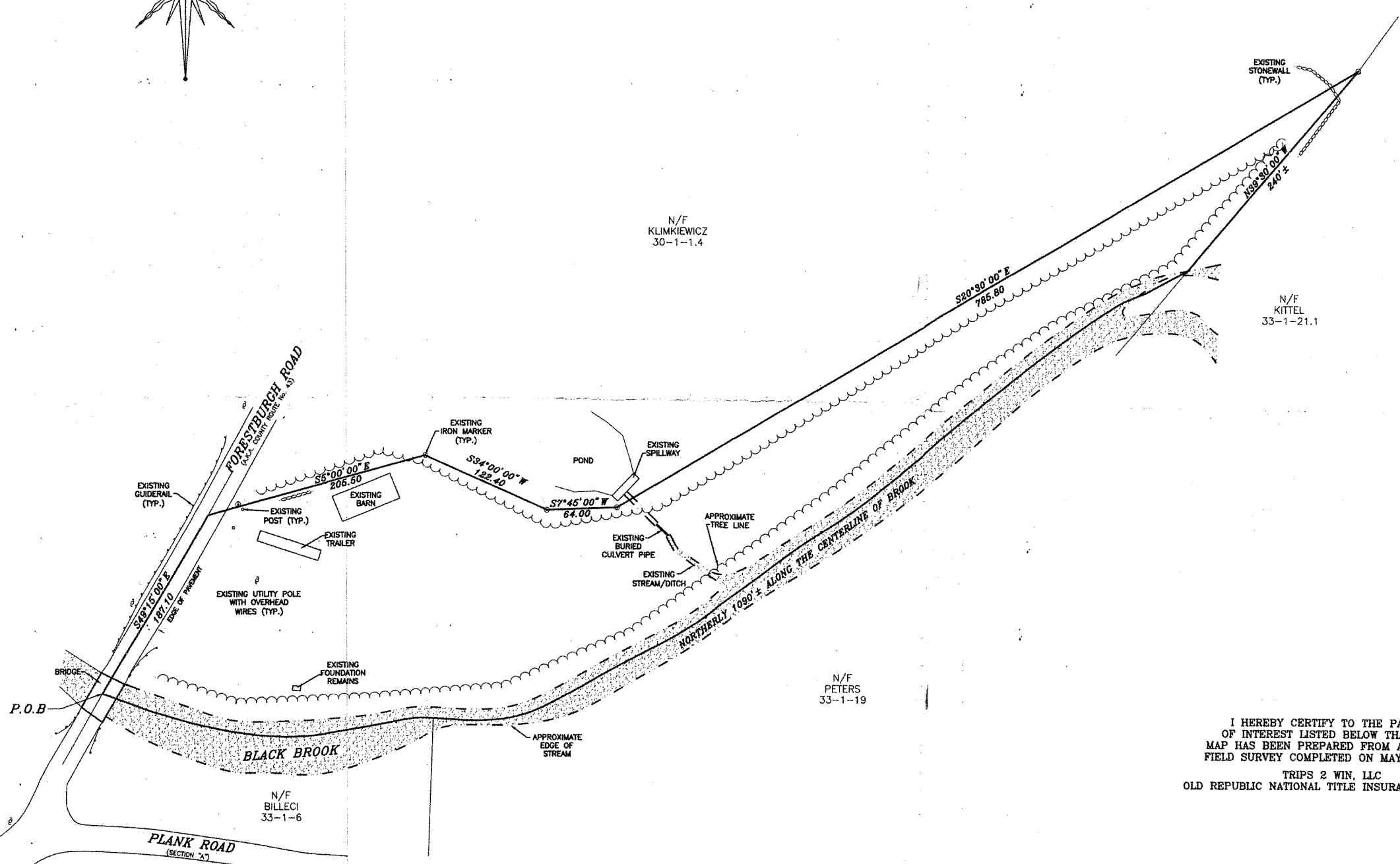
Membership Sponsor _____

Office Received: _____ Membership No. _____

Approval Date: _____



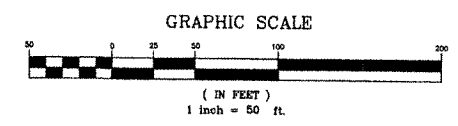
LOCATION MAP
SCALE: 1"=1,000'



- SURVEY NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
 2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 3. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
 4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, AS UNDERGROUND IMPROVEMENTS EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
 6. REFERENCES: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE No. 18R4490 A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR FOREST GLEN CLUB, LLC" FILED WITH THE SULLIVAN COUNTY CLERKS' OFFICE ON MARCH 20, 2008, AS MAP NUMBER 11-327. DEED LIBER 3070, PAGE 644 DEED INSTR # 2017-3119
 7. SUBJECT TO THE FINDINGS OF THE ABOVE MENTIONED TITLE REPORT.
 8. SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
 9. SUBJECT TO ANY RIGHTS-BY-UTILITY-COMPANIES-FOR-UTILITY-LINES-ABONG-OR THRU SAID PARCEL.
 10. SUBJECT TO ANY RIGHTS, TITLE, OR INTEREST BY OTHERS TO PROPERTY IN AND/OR ALONG THE RIGHT OF WAYS SHOWN HEREON.
 11. SUBJECT TO ANY RIPARIAN RIGHTS BY OTHERS TO THE WATER COURSES SHOWN HEREON.
 12. ALL EXISTING FEATURES MAY NOT BE SHOWN HEREON.
 13. WELL AND SEPTIC LOCATIONS WERE NOT VISIBLE AT TIME OF SURVEY AND ARE NOT SHOWN HEREON.

TOTAL AREA = 3.3± ACRES

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON MAY 09, 2018.
TRIPS 2 WIN, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



MAY 2018	ORIGINAL PREPARATION DATE	JLR
	DATE	DESIGNER
		INITIALS
REVISIONS		
MAP CHECK DATE: 00/00/00	INSTALLED BY:	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
205 CROSWELL AVENUE, SUITE 200
CORWATON, NEW YORK 12034
(845) 294-0000

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 798-6644

ANGEL J. PIETRZAK
LICENSED L.S. 000040

STEPHEN P. PFAU
LICENSED L.S. 000023

DATE: 6-7-18

BOUNDARY SURVEY
MAP
FOR
TRIPS 2 WIN, LLC

TOWN OF FORESTBURGH
COUNTY OF SULLIVAN, NEW YORK
SECTION 33 BLOCK 1 LOT 20

DRAWING TITLE

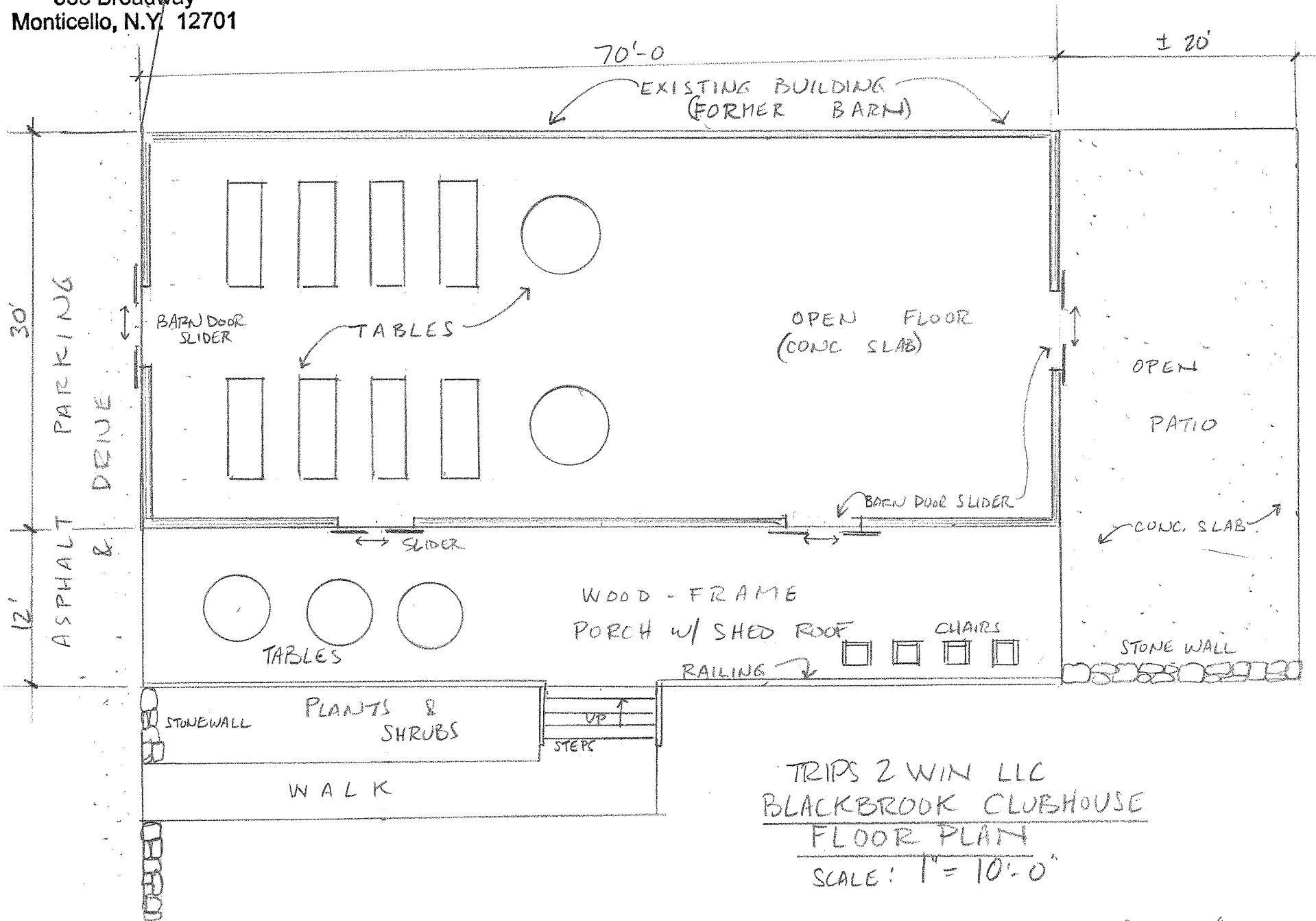
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.S. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A	N/A	1 OF 1
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	18109.01-S	18109.01

UFPO

BEFORE YOU DIG, DRILL OR BLAST!
-CALL TOLL FREE 1-800-862-7882
-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.

Glenn L. Smith, P.E.
P.O. Box 156
533 Broadway
Monticello, N.Y. 12701



TRIPS 2 WIN LLC
BLACKBROOK CLUBHOUSE
FLOOR PLAN

SCALE: 1" = 10'-0"

DATE: OCTOBER 4, 2024
BY: GLS



CURRENT CONDITION (2024)

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Email: gsmith.pepc@verizon.net

April 29, 2024

Town of Forestburgh Planning Board
332 King Road
Forestburgh, NY 12777

Attn: Richard Robbins, Chairman

Re: Trips 2 Win LLC
Event Barn/Clubhouse
SBL #33-1-20

Dear Chairman Robbins,

Your summary at last week's planning board meeting of additional items required for completing the above-noted application was helpful. I'd like to clarify the order of things to be done so we're all on the same page for the next meeting in May.

It's apparent that the first issue to resolve is the proposed "clubhouse" Use as is permitted in the RR zone. A narrative is being prepared for submittal prior to the May meeting justifying the position that the Use will meet the definition in town zoning.

It does not make sense to pursue the somewhat costly item of surveying and mapping the neighbor's property for the lot line change until this first critical step is resolved.

ZBA APPROVED INTERPRETATION August '24

In the event your board accepts the "clubhouse" designation, we then will need to proceed with the town ZBA application for Area Variances for the barn side and front yard setbacks, the bathhouse front yard setback and the bathhouse being an accessory structure located in front of the primary building.

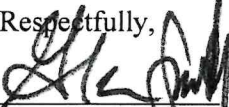
Providing the neighbor's deed to the town to verify ownership of the adjacent property will be done.

DONE

STILL REQUIRED...

Therefore, just to be clear on the process, it appears that a complete application cannot be accepted by your board until the clubhouse Use designation is resolved in Bob's favor, the Area Variances are approved and the neighbor's deed is provided. Would the completion of the lot line change survey be required in order to accept the application as complete? That owner has provided correspondence to your board that she is in agreement to selling a portion of her property to meet the 5 acre lot minimum. Would that be sufficient in the interim?

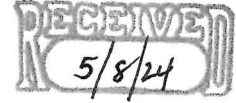
Thanks for your assistance on this.

Respectfully,

Glenn L. Smith, P.E.

COPY

GLS/mdc

- cc: Robert Sipos
- William Sipos
- Tim Gottlieb
- Javid Afzali



Re: Trips 2 Win LLC Event Barn / Clubhouse, SBL #33-1-20

From: RAR (rarattny@gmail.com)

To: gsmith.pepc@verizon.net

Cc: jafzali@harrisbeach.com

Date: Wednesday, May 8, 2024 at 01:59 PM EDT

Dear Mr. Smith;

I am in receipt of your 4-29 24 letter. You have multiple applications pending before us in respect to Trips to Win, and there are issues that must be resolved with them that are inter-related - as identified in our April meeting. Some of them are under the jurisdiction of the ZBA, before whom I understand you have a pending application. Establishing a reasonable order of proceeding through these issues makes sense. It would be logical to start with an assessment of the issue of whether the Trips to Win project fits the Special Use Permit category "Clubhouses for Social Organizations with related recreational activities". Next steps after that would be continue with your pending applications before the ZBA for Variances - area and potentially a use variance. Whether they will issue area variances conditioned on our granting of your lot improvement application is not for me to say, but would be a route that would permit you to delay the expense of acquiring the property from lot 3-1-1.4. Returning to the Planning Board after any ZBA determination (or determining not to) would be a logical next step - at which point we could determine whether the application for a special use permit and site plan application is complete - and you would then be in a position to proceed with completing the application for a lot improvement (which, as you know, requires an "actual field survey ... made and certified by a licensed land surveyor." We would also, assuming the application for a special use permit and Site plan approval then be able to proceed with SEQRA, Site Plan review and Public hearing(s).

Richard Robbins
Sent from my iPad

COPY