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January 13, 2025

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

Attn: Richard Robbins, Chairman

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

Dear Chairman Robbins,

Your board referred the above applicant to the town ZBA to request five (5) Area Variances following the SEQR public hearing held at your November 26, 2024 meeting. We attended the January 7, 2025 ZBA meeting for initial review and they scheduled a public hearing on the variances for Monday, February 10<sup>th</sup>.

You indicated at the November 26<sup>th</sup> planning board meeting that the project application will not be complete until two outstanding items are addressed, including:

- a. Perform Eagle Habit evaluation of project site.
- b. Evaluate portion of proposed overflow parking lot in field that is situated in the Black Brook flood hazard zone.


In regard to "a", please see attached "Impact Assessment – Bald Eagle" prepared by "Ecological Analysis" of Middletown, NY, dated January 2025. The report indicates no adverse impacts created by this project.

Regarding "b", refer to attached "Site Plan", sheet #1, dated Rev. 4 – December 6, 2024, with overflow parking lot reconfigured out of the flood zone area. The prior count of 30 spaces is still valid.

Lastly, the footbridge detail has been removed from the plan.

It would be appreciated if this application could be scheduled for continued review at your January 28, 2025 meeting for a final determination on SEQR.

Thank you.

Respectfully,  
  
Glenn L. Smith, P.E.

GLS/mdc

cc: Robert Sipos  
Javid Afzali  
Tim Gottlieb  
Forestburgh Planning Board