

Date: February 13, 2025
From: Glenn L. Smith
To: Caleb Mall, Sullivan County DPW
CC: Bob Sipos, Trips2WinLLC
Subject: Trips2WinLLC
Event Barn-Clubhouse
Co. Rd. 43, Town of Forestburgh

Hello Caleb,

Your office previously provided site review comments attached to the county planning office GML 239 letter prepared for the above project, dated November 25, 2024, for town planning board review. Those same comments were recently reissued on January 27, 2025 in conjunction with town ZBA review of several Area Variance requests. The Zoning Board approved these variances at their February 10th meeting.

The following addresses comments in *italics* in the same order as presented in the memo pages 3, 4 and 5 attached to the Division of Planning letter of November 2024:

1. *The main entrance has been significantly improved from a small grass drive to a large, paved entrance and parking area. The emergency access drive was also a small grass access which has been improved with a small gravel apron.*

Response: Acknowledged.

2. *Sight distances to AASHTO standards are required to be measured and have been shown on the plan. We believe this location to be in a 35 MPH speed zone so required S/D for a 35 MPH should be met and they do meet the minimums as shown. However, the prevailing speed at this location is much closer to 40 mph than the posted 35 mph. They do not meet the 40 mph requirements at 14 feet especially to the left.*

Response: Sight distance table on plansheet #1 has been updated to also indicate the 40 mph speed zone required sight distance of 305'.

3. *Some improvements to maximize S/D left should be made by cutting the dead trees shown in the attached photo left behind the utility pole. This would provide a clearer line of sight past the intersecting town road (Plank Rd.)*

Response: Note has been added to Site Plan sheet #1 to cut and remove two dead pine trees and trim limbs and brush on project parcel near Black Brook bridge to improve sight distance looking left (west) toward Plank Road from drive entrance.

4. *The emergency access driveway should have posts and be gated (chained across) and clearly shown as such on the plan. S/D left from this access is limited but may improve with the above-mentioned clearing for the Main Ent. From inspection this access appears to be too steep for fire truck access and we would assume it will be graded further into the site.*

Response: Added note requiring two posts at 12' separation and chain at emergency access drive, just beyond highway R.O.W. bounds.

Also added note to place minimum 15-25 c.y. of crusher-run gravel in emergency drive to reduce grade into site from road to maximum 15%.

5. *We cannot tell if the sign is in our ROW or not since it is not shown on the site plan. We suspect it is close and should be back a few feet and higher to not block S/D right at 14 feet (see photo right). Additionally, it would appear that it may front on the adjoining property.*

Response: The applicant's "Black Brook" sign hanging off a 6" x 6" pressure-treated wood post at the right (east) side of entrance drive has been added to site plan, it's 25' off road centerline and $\pm 5'$ into adjoining parcel. I've show it to be moved to opposite side of entrance where is on subject parcel and doesn't restrict sight distance to left.

6. *A portion of the asphalt driveway as well as (1) Handi-Cap parking space appear to be encroaching onto the adjoining lot (Tax Lot 30.-1-1.4). Revision #3 (10/18/24) in the title block states that the Proposed Lot Line Change with this parcel has been deleted. We assume these encroachments will be addressed and rectified with a future lot line change?*

Response: The adjoining property owner on SBL #30-1-4, Ms. Klimkiewicz, will provide correspondence to the town planning board indicating permission to keep the encroaching paved parking space and concrete slab it's on in the current location. No property acquisition or lot line changes will be pursued for this project. All neighbors have been in favor of this project as expressed at both planning board and ZBA public hearings over the past 6 months.

7. *There is no parking striping in place yet. The first parking space of the (3) that are nearest to the County Road should be moved out of our ROW. This may just require sliding the (3) spaces south and into the parcel by a couple of feet.*

Response: Site plan revised to shift the three parking spaces away from the county road R.O.W.

8. *We do not want vehicles backing out onto the County Road. The area on the end of this parking should be striped in a hatched pattern so as to not permit parking closer to the County Road. This would be where the 20 ft. parking dimension is shown on the plan.*

Response: Paint striped "No Parking" zone added on plansheet #1 at entrance drive.

9. *Any work in the highway bounds of CR 43 will require a permit from SCDPW before any work is to be done. Please call our permitting office at (845) 807-0283 for any information related to permitting needs or questions.*

Response: Acknowledged. As noted above, the only additional work that would occur within the highway bounds would include trimming some brush near the Black Brook side of the property, and paint striping the edge of asphalt entrance drive to restrict parking and backing out into the travelway. Would a permit application be required for these items?

Your comments / recommendations on the above and attached site plan would be appreciated.

Thank you.

Glenn



GLS/mdc