

**Lot improvement Application - Technical Comments  
for  
Town of Forestburgh - Planning Board**

**Applicant:** Patricia Lee Cronin

**Project Name:** Cronin - 3 Lot Subdivision

**Review Date:** August 19, 2025

**Title of Plan:** Subdivision Map prepared for Cronin

**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:**

3 Lot Minor Subdivision

**Tax Map Number:** SBL 23-1-14

**Zoning District:** RR – Residential Recreation District

**Documents provided for review:**

- Cover letter prepared by Conrad, Close & Ewald, P.C. and Application Packet, dated July 21, 2025, prepared by the Applicant.
- Subdivision Map, prepared by Conrad, Close & Ewald, Professional Land Surveyors, P.C., dated January 3, 2025, latest revision dated June 30, 2025.
- Short Form EAF, dated July 10, 2025, signed by the Applicant.

**Preliminary Comments:**

1. Short Form EAF (SEAF):
  - a. Items 10 & 11 should be revised to indicate the means for providing potable water and wastewater facilities for proposed Lots 2 & 3.
  - b. Item 13(a) indicates that the parcels may contain wetlands. A check of the NYSDEC Environmental Resource Mapper website indicates that A.C.O.E. (federal) wetlands do exist on the proposed Lot 1, however, since there is no site disturbance proposed for this parcel, it is our opinion that no additional information would be required.
2. Plans have been reviewed in accordance with §148-13 and §148-14, inclusive.
  - a. The street address for the parcel should be indicated.
  - b. Proposed structures, driveways, wells and sewage disposal system locations should be provided for Lots 2 & 3.
  - c. Building setback lines should be provided on the plans.

- d. Any wells or sewage disposal systems within 200 feet of a property line should be indicated on the plans, and if none occur, a note should be added to that effect.
  - e. Soil tests including a minimum of two (2) percolation tests and deep test pits should be provided for Lots 2 & 3.
  - f. Future submittals should include applicable design plans for the lot layouts, proposed wells and sewage disposal systems, prepared by a duly licensed NYS Professional Engineer.
  - g. A Deed for the property is required to be submitted for review.
  - h. The proposed driveways for Lots 2 & 3 will require SCDPW Permits. It is recommended that the revised plans be reviewed by SCDPW to determine the feasibility of allowing new driveways onto the County Road. The revised plans should include all necessary construction details for the driveways.
3. The application meets the definition of a Minor Subdivision.

**Recommendation:**

The Board could declare themselves Lead Agency for SEQRA purposes.