

**The Grand Luxury Resort – Comments
for
Town of Forestburgh - Planning Board**

Applicant: Richard Viola

Project Name: The Grand Luxury Resort

Review Date: August 20, 2025

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.

Project Description:

Site Plan Approval & Special Use Permit

Tax Map Number: SBL 24-1-3

Zoning District: RR (Residential-Recreation) District

Documents provided for review:

- Application Packet dated July 23, 2025.
- Project Report, dated July 7, 2025, prepared by Fellenzer Engineering, LLP.
- Long Form EAF dated July 23, 2025.
- Plan set consisting of four sheets, dated July 3, 2025.

Application and related documents have been reviewed in accordance with §180-34 Special Use Permits and §180-35 Site Plan Review of the Town Code.

Comments:

1. Based upon our review of the Zoning Code, it is our opinion that the proposed use as a Hotel, would be considered as a Special Use as per the Zoning Code, requiring Site Plan Review. *(Previous comment)*
2. Future submittals should include a full site plan with all proposed amenities that address all applicable requirements of the Zoning Code and should also include all required construction details for proposed improvements (i.e. - water system, sewage disposal system(s), roadways, stormwater amenities, etc.).
3. Limits of the 100-year flood plain should be included on the plans.
(Previous comment)

4. The Site Plan for a previous project for this property, Another Sky Campground, submitted in 2017, showed a significant amount of A.C.O.E. wetlands on the parcel, and their locations should be accurately shown on any new submittals, and re-delineated if necessary. A Jurisdictional Wetlands determination from NYSDEC will be required.
5. The Traffic Impact Study that was provided for the Another Sky Campground project is outdated and will require a new analysis for the proposed use.
6. The Water Supply Concept Plan prepared for the previous 2009 Falls at Black Creek project is only useful for informational purposes.
7. Approvals required would include:
NYSDOH – Sewage disposal, well and water system
NYSDEC – Stormwater SPDES Permit and Full SWPPP, SPDES Permit for wastewater discharge.
NYSDEC – Jurisdictional Wetlands determination.
8. The Full EAF is incomplete and will require revisions pending the preparation of the stormwater and erosion control amenities, traffic study, energy demand calculations, etc. In addition, Item C.4 (b) should be revised to include the NYS Police, and Item C.3 (c) should be revised to include Mobilemedic EMS.
9. The project would be listed as an Unlisted Action under SEQRA.
10. A 239 GML review will not be required.

Recommendation:

No further action until the Applicant has submitted a complete Application.