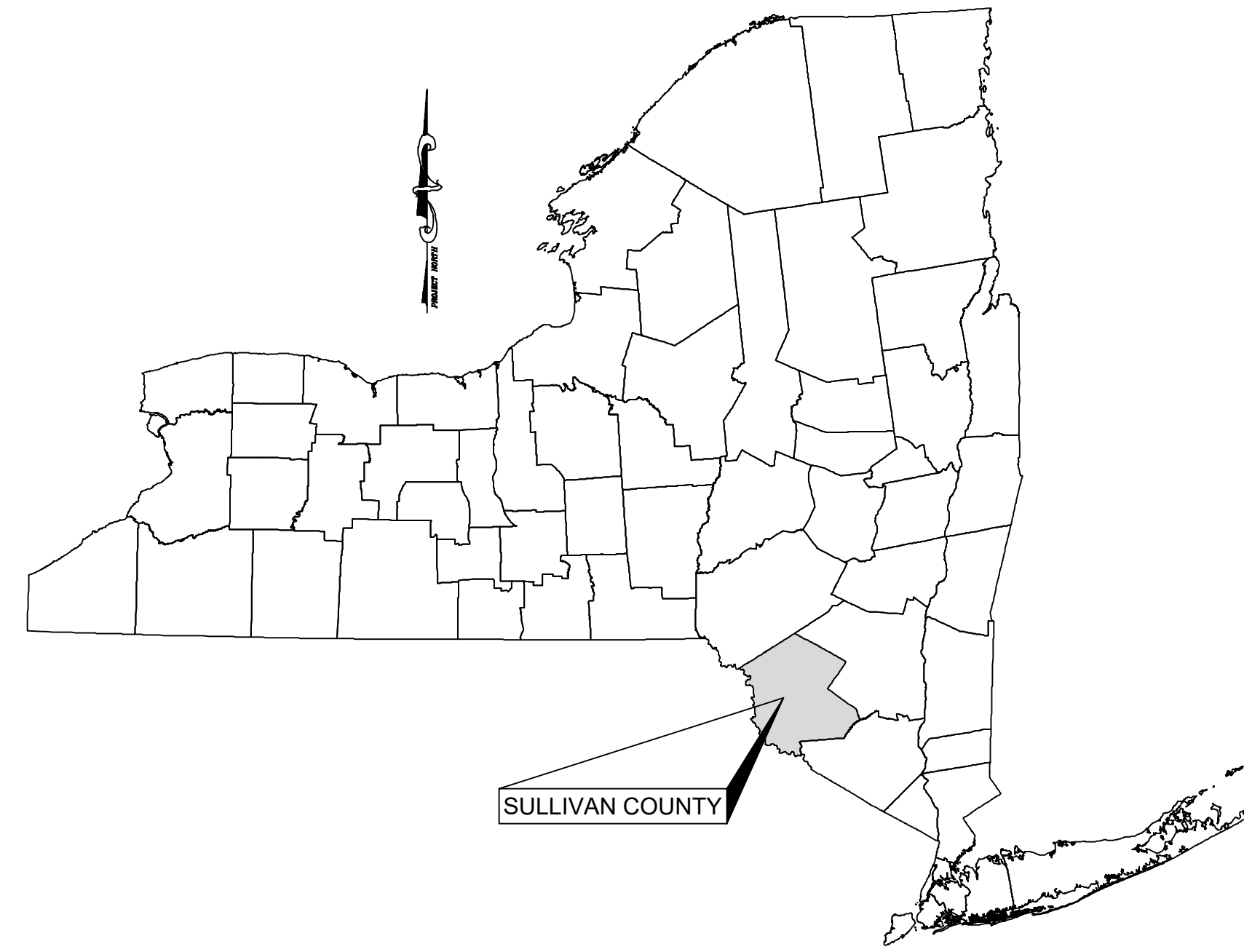


# SUBDIVISION FEASIBILITY STUDY 40 ROD AND GUN CLUB ROAD

TOWN OF FORESTBURGH

COUNTY OF SULLIVAN

STATE OF NEW YORK

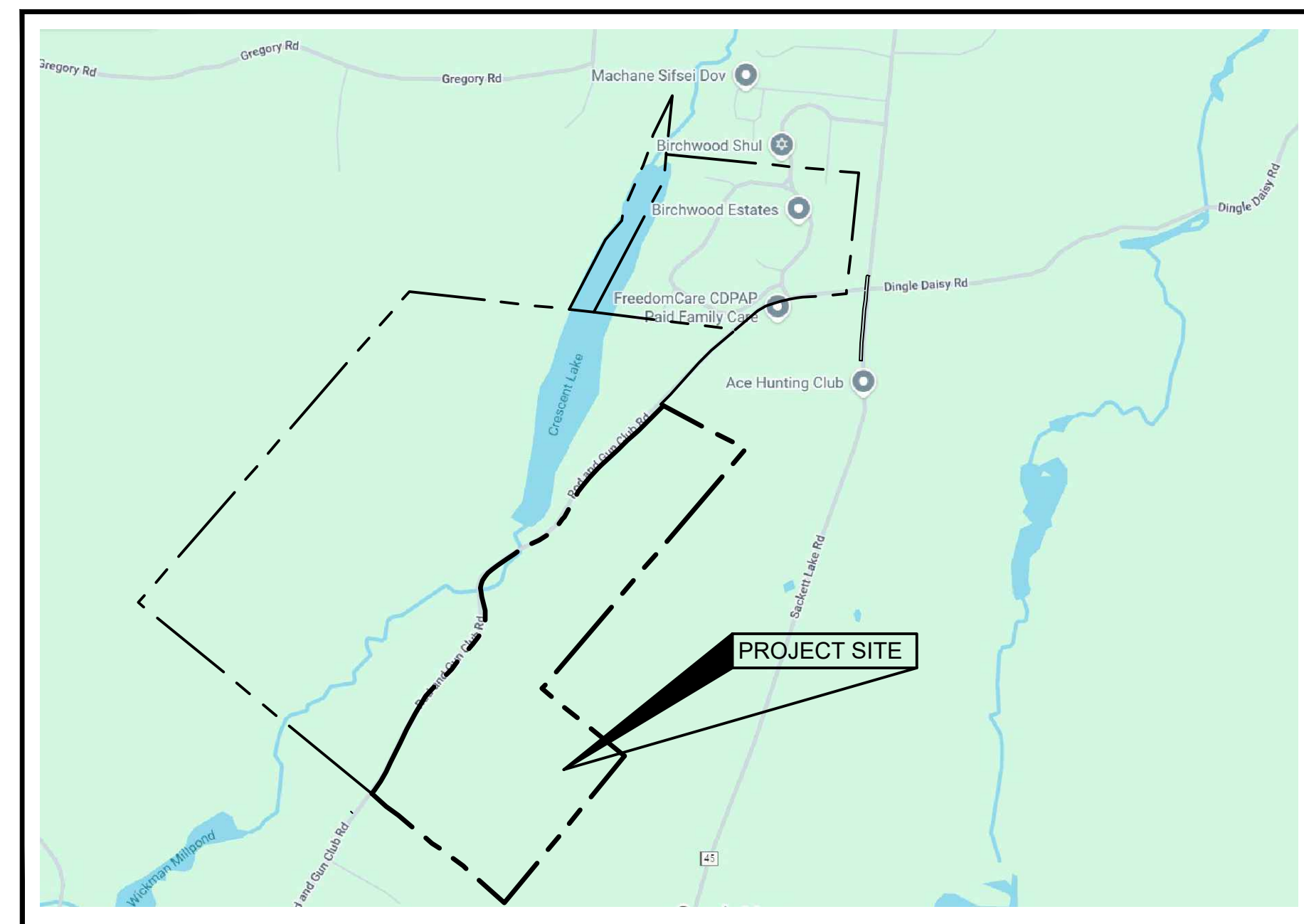


**APPLICANT/DEVELOPER:**

MR. ROBERT JACOBS AND  
MR. RONALD ROSENBERG  
141-61 71ST AVENUE  
FLUSHING, NEW YORK 11367

**INDEX OF DRAWINGS**

<u>SHEET</u>	<u>TITLE</u>
C010	EXISTING SITE CONDITIONS
C100	LAYOUT SKETCH



**LOCATION MAP**  
SCALE: 1"=500'

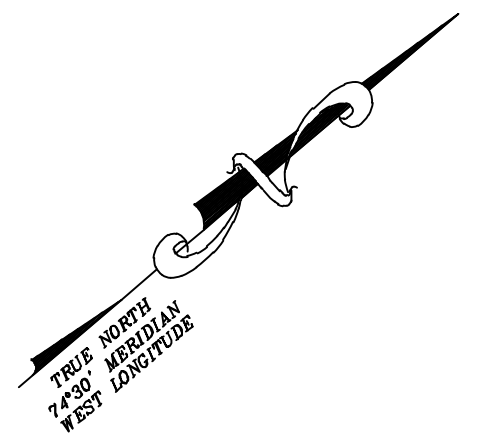
**DRAWINGS PREPARED BY**



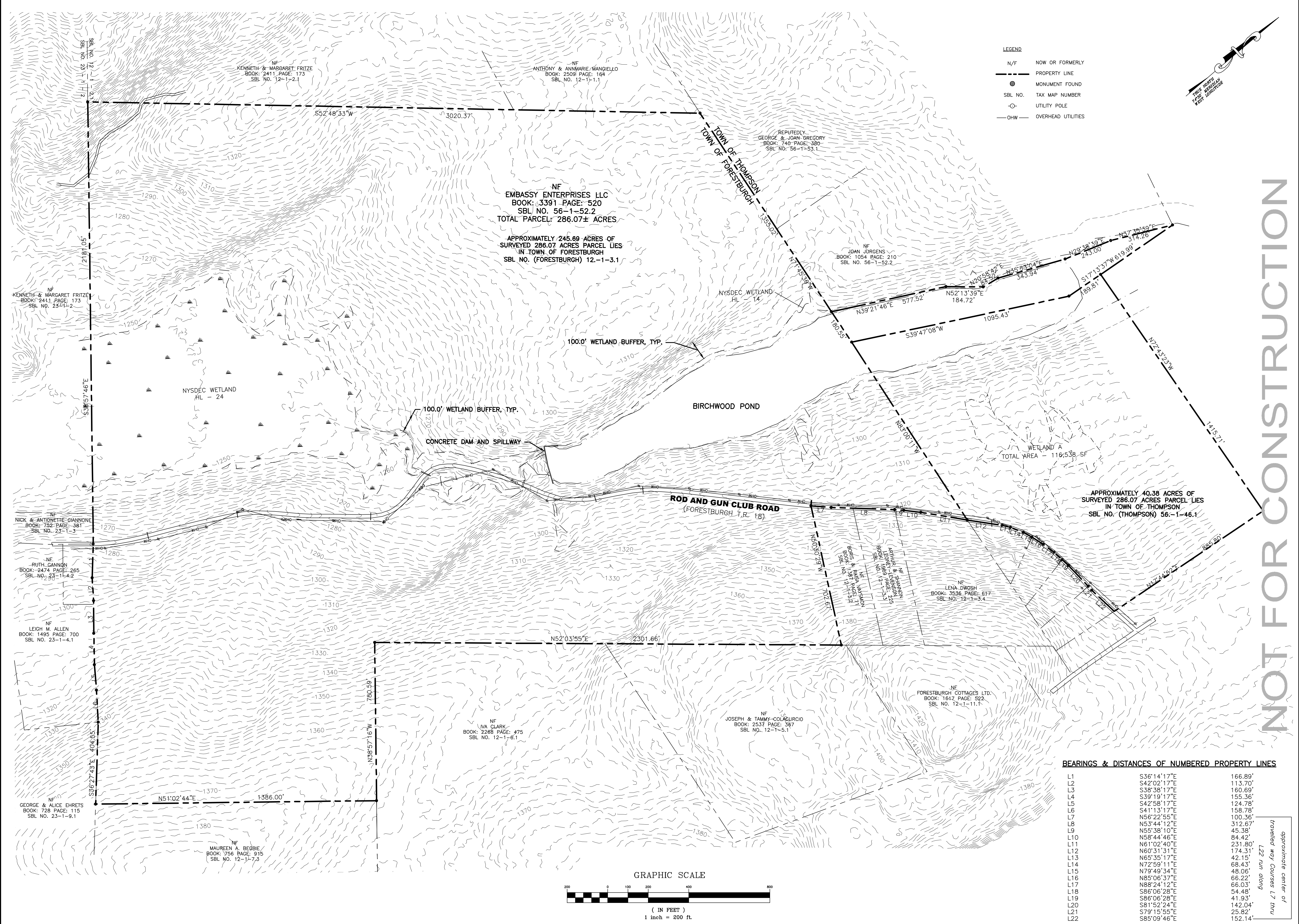
**PROJECT NO. 3898.18425**

MARCH 9, 2026

MARK W. PARKER, P.E. LIC. No. 093972  
ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,  
NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



- LEGEND**
- N/F NOW OR FORMERLY
  - PROPERTY LINE
  - ⊙ MONUMENT FOUND
  - SBL NO. TAX MAP NUMBER
  - UTILITY POLE
  - OHW OVERHEAD UTILITIES



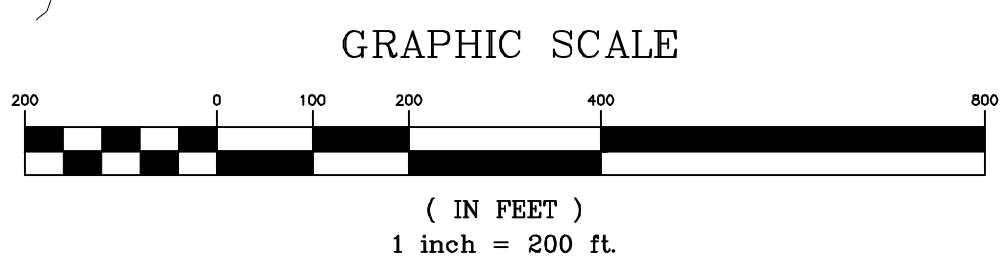
NF  
EMBASSY ENTERPRISES LLC  
BOOK: 3391 PAGE: 520  
SBL NO. 56-1-52.2  
TOTAL PARCEL: 286.07± ACRES

APPROXIMATELY 245.69 ACRES OF  
SURVEYED 286.07 ACRES PARCEL LIES  
IN TOWN OF FORESTBURGH  
SBL NO. (FORESTBURGH) 12.-1-3.1

APPROXIMATELY 40.38 ACRES OF  
SURVEYED 286.07 ACRES PARCEL LIES  
IN TOWN OF THOMPSON  
SBL NO. (THOMPSON) 56.-1-46.1

**BEARINGS & DISTANCES OF NUMBERED PROPERTY LINES**

L1	S36°14'17"E	166.89'
L2	S42°02'17"E	113.70'
L3	S38°38'17"E	160.69'
L4	S39°19'17"E	155.36'
L5	S42°58'17"E	124.78'
L6	S41°13'17"E	158.78'
L7	N56°22'55"E	100.36'
L8	N53°44'12"E	312.67'
L9	N55°38'10"E	45.38'
L10	N58°44'46"E	84.42'
L11	N61°02'40"E	231.80'
L12	N60°31'31"E	174.31'
L13	N63°35'17"E	42.15'
L14	N72°59'11"E	68.43'
L15	N79°49'34"E	48.06'
L16	N85°06'37"E	66.22'
L17	N88°24'12"E	66.03'
L18	S86°06'28"E	54.48'
L19	S86°06'28"E	41.93'
L20	S81°52'24"E	142.04'
L21	S79°15'55"E	25.82'
L22	S85°09'46"E	152.14'



approximate center of  
traveled way courses L7 thru  
L22 run along

EXP. 04/30/2026

**WARNING:**  
It is a violation of Section 2009, Education Law for any person who is not duly licensed as a Professional Engineer, Professional Architect, Engineer, or Surveyor to prepare, seal or issue any drawings, plans or reports in which the professional seal or signature of such person is required.

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NO.	REVISIONS AND DESCRIPTIONS	DATE

**SUBDIVISION FEASIBILITY STUDY**  
**40 ROD AND GUN CLUB ROAD**  
TOWN OF FORESTBURGH  
SULLIVAN COUNTY  
**EXISTING SITE CONDITIONS**

SHEET NO.  
**C010**  
PROJECT NO.  
3898.18425  
DATE: 03/09/2026  
SHEET FILE NO. 389818425-BASE

**ZONING NOTES**

ZONING DISTRICT: RR-RESIDENTIAL RECREATION DISTRICT		
	REQUIRED	ACTUAL
MINIMUM LOT SIZE:	100,188 SQ. FT. (2.3 ACRES)	100,208 SQ. FT. (LOT NO. 29)
MINIMUM LOT FRONTAGE:	200 LF	200+ LF
MAXIMUM LOT COVERAGE:	20%	<20%
MINIMUM YARD DIMENSIONS:		
PRINCIPAL:		
FRONT:	75 LF	75 LF
REAR:	100 LF	100 LF
SIDE:	50 LF	50 LF
ACCESSORY:		
FRONT:	75 LF	75 LF
REAR:	25 LF	25 LF
SIDE:	25 LF	25 LF
MAXIMUM BUILDING HEIGHT:	30 FT	<30 FT
OFF STREET PARKING:	2	2
2/DWELLING UNIT:		

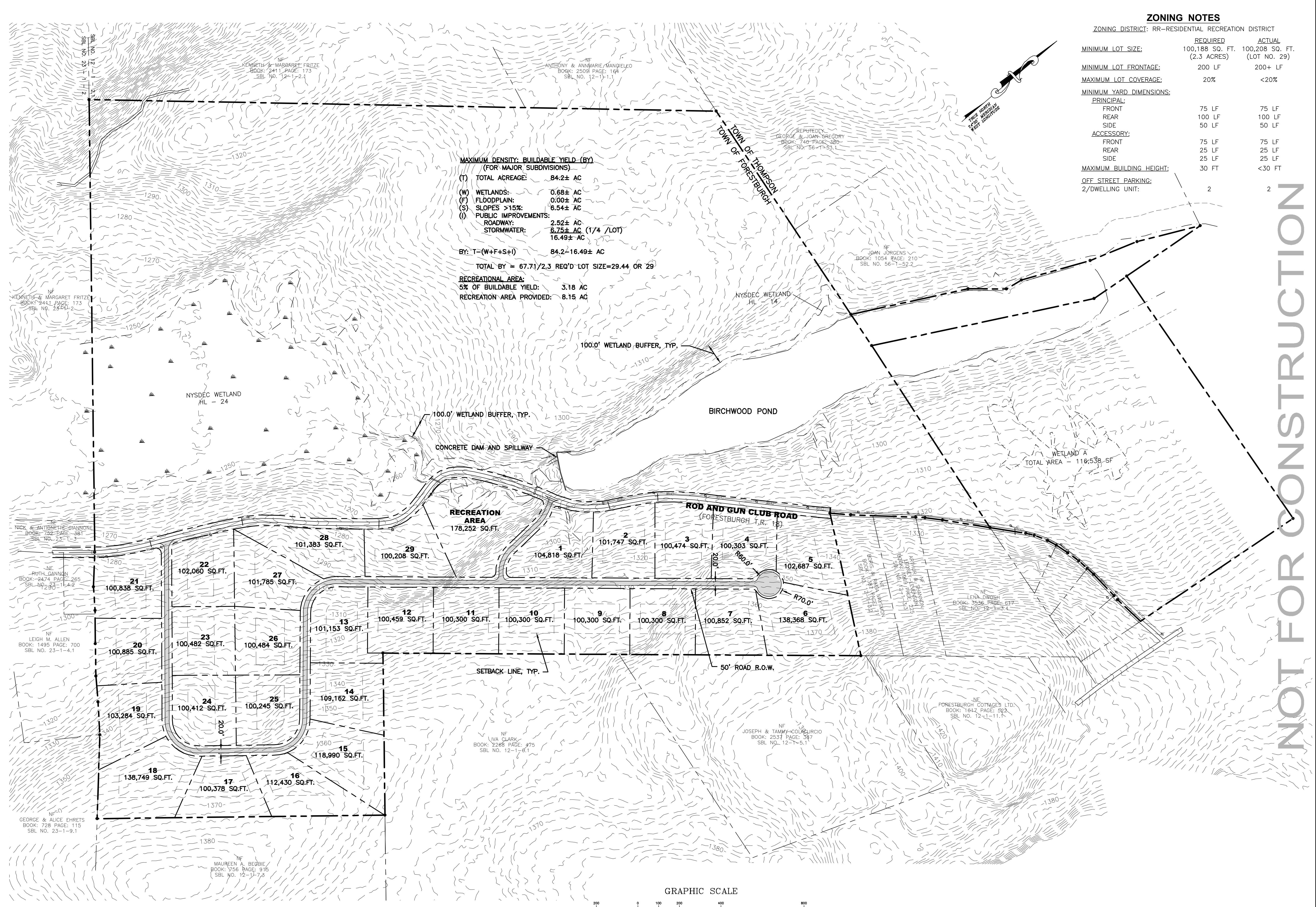
**MAXIMUM DENSITY: BUILDABLE YIELD (BY)**  
(FOR MAJOR SUBDIVISIONS)

(T) TOTAL ACREAGE: 84.2± AC  
(W) WETLANDS: 0.68± AC  
(F) FLOODPLAIN: 0.00± AC  
(S) SLOPES >15%: 6.54± AC  
(I) PUBLIC IMPROVEMENTS:  
ROADWAY: 2.52± AC  
STORMWATER: 6.75± AC (174 /LOT)  
16.49± AC

BY: T-(W+F+S+I) 84.2-16.49± AC

TOTAL BY = 67.71/2.3 REQ'D LOT SIZE=29.44 OR 29

RECREATIONAL AREA:  
5% OF BUILDABLE YIELD: 3.18 AC  
RECREATION AREA PROVIDED: 8.15 AC



EXP. 04/30/2026

WARNING: It is a violation of Section 2009, Education Law for any person who practices as an architect, engineer or surveyor without being duly licensed. Any person who practices as an architect, engineer or surveyor in violation of this section shall be liable to the State for a civil penalty of up to \$5,000 per violation. © Copyright 2025 Keystone Associates Architects, Engineers and Surveyors, LLC

NO.	REVISIONS AND DESCRIPTIONS	DATE

**SUBDIVISION FEASIBILITY STUDY**  
**40 ROD AND GUN CLUB ROAD**  
TOWN OF FORESTBURGH  
SULLIVAN COUNTY

**LAYOUT SKETCH**

SHEET NO.  
**C100**  
PROJECT NO.  
3898.18425  
DATE: 03/09/2026  
DAD FILE NO. 389818425-BASE