

**Subdivision Application - Technical Comments
for
Town of Forestburgh - Planning Board**

Applicant: Robert Jacobs & Ronald Rosenberg

Project Name: 40 Rod and Gun Club Road

Review Date: March 10, 2026

Title of Plan: 40 Rod and Gun Club Road – Subdivision Feasibility Study

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:

Major Subdivision Approval for a twenty-nine (29) lot realty subdivision, located on Rod and Gun Club Road.

Tax Map Number: SBL 12-1-3.1

Zoning District: RR – Residential Recreation District

Documents provided for review:

- Cover letter dated March 9, 2026, prepared by Keystone Associates.
- Plan set consisting of three (3) sheets, dated March 9, 2026.
- Application packet, dated March 9, 2026.

Comments:

1. The submittal has been reviewed in accordance with §148-15 Sketch Plan of the Town Zoning Code. The Applicant will need to include any additional information as per §148-15 (B) (9), (14) & (15) in future submittals.
2. The following approvals, or permits will be required:
 - a. NYSDOH – Realty Subdivision Approval, which will include a review of the sewage disposal system designs and evaluation of proposed water sources for each lot.
 - c. NYSDEC – Stormwater SPDES Permit.
 - d. Sullivan County Planning, Community Development and Environmental Management – 239 GML Review.
3. Future submittals will need to provide the documentation required in §148-16 of the Zoning Code.

4. A cursory review of the Site Plan indicates that the proposed cul-de-sac is more than 800 ft., §148-21(I) indicates that the maximum length of a cul-de-sac is limited to 800 ft.
5. A 239 GML review is required and should be submitted when the Application is deemed complete.

Recommendation:

1. Comments from the Board