

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

**Applicant:** Tracy West-Barnes

**Project Name:** Barnes Subdivision

**Review Date:** April 21, 2026

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

**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:**

2 Lot Minor Subdivision

**Tax Map Number:** SBL 28-1-6.1

**Zoning District:** RR – Residential Conservation District

**Documents provided for review:**

- Subdivision Map, prepared by Conrad, Close & Ewald, Professional Land Surveyors, P.C., dated November 18, 2025.
- Application packet dated April 6, 2026.
- Short Form EAF, prepared by the Applicant.

**Preliminary Comments:**

1. Short Form EAF (SEAF):  
The SEAF should be prepared utilizing the NYSDEC EAF Mapper website and resubmitted.
2. The Minimum Lot Size for a single-family residence within the RC Zoning District is 5 acres, unless additional acreage can be added to the proposed new lot, an Area Variance is required.
3. Plans have been reviewed in accordance with §148-13 and §148-14, inclusive.
  - a. Proposed structure, driveway, well and sewage disposal system location should be provided for the proposed new lot.
  - b. Building setback lines should be provided on the plans.
  - c. 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.
  - d. Results of the soil tests should be provided.

- e. Future submittals should include applicable design plans for the proposed lot layout, well and sewage disposal system, prepared by a duly licensed NYS Professional Engineer.
  - f. A Deed for the property is required to be submitted for review.
  - g. The lot numbers in the Bulk Table are reversed from those shown on the plans.
  - h. There appears to be a discrepancy between the Lot Acreage listed on the Survey Map ( $75\pm$  ac.) and the acreage listed on Note 2 ( $138.56\pm$  ac.) of the plans.
4. The application meets the definition of a Minor Subdivision.
  5. The Application has the wrong SBL listed.

**Recommendation:**

Additional information should be provided before the Board can consider the application as complete.