

TOWN OF FORESTBURGH
PLANNING BOARD
332 King Road
Forestburgh, New York 12777
845-794-0611 x23

APPLICATION

Original page to be submitted to the Planning Board, copy to applicant

Date of Application: 3-25-2026 APPLICATION NO. _____

Applicant's Name: Tracy West-Barnes

Applicant's Address: 74 Griffin Rd. Cuddebackville, NY 12729

Applicant's Telephone: 845-754-0722 Email: twbarnes@frontiernet.net

Owner's Name: same as applicant

Owner's Address: _____

Owner's Telephone: _____ Email: _____

Address of Project: 74 Griffin Rd.

Section: 28 Block: 1 Lot: 622 Zone: RC

Existing Use: Forestry

Proposed Use: Home site new construction

Nature of Project (check one):

Lot improvements or Natural Subdivision (§148-10 - §148-12) _____

Subdivision:

Minor (§ 148-13, 14)

Site Plan Approval _____
(new or amendment)

Major (§148-15, 16, 17) _____

Special Use Permit _____

Conservation (§148-18) _____

Other (specify) Land division

The following must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) in
13 pre-packaged envelopes ready for delivery (SEE INSTRUCTIONS):

- 1) Letter of explanation
- 2) Completed Short-Form EAF (<https://www.dec.ny.gov/permits/6191.html>)
- 3) Proof of ownership or Owner's Proxy (form attached)
- 4) Site Plan
- 5) Estimated cost of project NA
- 6) Receipt of fees paid. (Fee must be paid at time application is filed. Fee schedule attached.)

FOR OFFICE USE ONLY

FEE PAID \$ _____ DATE PAID: _____ RECEIPT NO: _____

April 7, 2026

Dear Forestburgh Planning Board,

I am trying to do a minor subdivision/land division on my property, 28.-1-6.1, to allow my son to build a house for his family. Code Enforcement Officer, Building Safety Inspector Kaitlen Castillo looked up my location and told me I needed at least 2.5 acres to build and a septic design by an approved engineer.

After searching 2 months for an engineer, Mr. DeWinter of DeWinter Engineering agreed to assist. I also hired Conrad, Close, and Ewald Surveying, who required a perk test and septic design before proceeding. Mr. DeWinter completed the septic system layout and perk test, confirming compliance with health and property line requirements. The survey, which took several months, determined the lot is 3.98 acres. When the survey was sent to DeWinter Engineering, Mr. DeWinter informed me that the acreage was insufficient to build. The parcel needed to be 5 acres to build. I explained the parcel size was based on the guidance I had received and said I would follow up.

While paying my taxes, the Town Clerk/Tax Collector advised me to contact Mr. Robbins at the planning board regarding my property issue. After speaking with him, I learned I had received inaccurate information and that I could apply to the planning board for further consideration.

At this stage, I have invested significant funds and respectfully request that the board consider an exception or variance.

The parcel I wish to divide is enrolled in the DEC forestry program. The DEC has approved the division of only the lower entrance, a small triangular area shown on the survey map, with no additional restrictions. This area includes the logging and loading area and the family cemetery. I have submitted a copy of the lower property with the survey area, logging area, and cemetery clearly marked. I must retain my driveway and access to the barn, which limits the parcel size. My goal is to provide my son with a parcel where he can build his home near our family, while also considering future concerns that may arise.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Tracy West Barnes". The signature is written in a cursive, flowing style.

Tracy West Barnes

2026 County/Town Tax Bill Receipt for Tax Bill

Tax Map ID: 28.-1-6.2 Fiscal Year: 1/01/2026 - 12/31/2026 Warrant Date: 1/01/2026 Bill Number: 001143

Mailing Address:

Teresa Collins Tax Collector
Town of Forestburgh
332 King Road
Forestburgh, New York 12777

Pay in person at:

Town of Forestburgh Town Hall
332 King Road
Forestburgh, New York 12777

Collection Information:

Tuesday-Thursday
9:30am - 3:00 p.m.
Closed Holidays
Closed Weekends

Property Description and Location:

Town: 483000 School: 331300
Location: 74 Griffin Rd
Class: 281 Roll sect: 1
Account Num:
Mortgage Num:
Front: 0.00 Depth: 0.00
Acres: 5.00 Bank: 0000000

Barnes Tracy E
Barnes John
74 Griffin Rd
Cuddbackville, NY 12729

Property Taxpayer's Bill of Rights

The Assessor estimates that the FULL MARKET VALUE of this Property as of 3/1/2025 was \$433300. The Assessed value of this property as of 1/1/2026 was \$260000. The UNIFORM PERCENTAGE OF VALUE used to establish assessments was 60.00%. If you feel your assessment is inequitable, you have the right to seek a review. For further information please contact your assessor for the booklet How to File a Complaint. Please note that the period for filing complaints on the above assessment has passed. Estimated State Aid is \$0.

Exemption/Purpose	Value	Full Value
VETCOM CTS	29,250.00	48,750.00
SOLAR/WIND	12,800.00	21,333.00

Levy Description	Taxable Value	Tax Rate	Tax Levy	% Change	Tax Amount
Medicaid	\$217,950.00	1.99898500	\$20,601,867.00	-0.40	\$435.68
NYS Welfare Mandates	\$217,950.00	1.41084000	\$14,540,346.00	3.90	\$307.49
Other NYS Mandates	\$217,950.00	2.35867200	\$24,308,851.00	12.90	\$514.07
County Levy	\$217,950.00	1.72938000	\$17,823,275.00	-4.50	\$376.92
Town to Highway	\$217,950.00	5.95959400	\$1,302,173.00	-2.00	\$1,298.89
Cuddebackville fire	\$260,000.00	0.23803100	\$5,000.00	-0.60	\$61.89

Total Tax: \$2,994.94

Date	Type	Payment	Penalty	Service Charge	Surcharge	Bad Check Fee	2nd Notice Fee	Misc	Tax Paid
1/28/2026	Payment	(\$1,497.46)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,497.46)

Please pay balance due plus penalties: \$1,497.48

Receipt for Payment of Taxes

*** Checks Subject to Collection ***

Paid By:	Cash	Check	Credit	Check #	Date	Receipt	Reason
Barnes Tracy E		(\$1,497.46)		3339	01/28/2026	549	Payment

Tax	Penalty	Fee	Due Date	Payment
\$1,497.48	\$0.00	\$0.00	01/31/2026	\$1,497.48
\$1,497.48	\$14.97	\$0.00	02/28/2026	\$1,512.45
\$1,497.48	\$29.95	\$2.00	03/31/2026	\$1,529.43

TOWN OF FORESTBURGH PLANNING BOARD
REQUEST FOR APPROVAL OF
FIRE CHIEF OF FIRE DISTRICT OF PROJECT LOCATION

Applicant: Tracy West-Barnes

Location: 74 Griffin Road

Tax Map Parcel: 28.-1-6.2

Drawing Entitled: Subdivison Map Barnes


Prepared By: Conrad, Close & Elwald

Drawing Reviewed: _____ Last Revised: _____

Recommended Not Recommended

Approved with Comments has full 300° of access of the house, driveway is wide enough for trucks

Additional Comments: Good location of house placement in case of emergencies.


Signature
Fire Chief of Fire District
of project location

4-6-26
Date

cc: Planning Board, Town of Forestburgh
Code Enforcement Office, Town of Forestburgh

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Barnes Land Division			
Project Location (describe, and attach a location map): 74 Griffin Rd Cuddebackville, NY 12729			
Brief Description of Proposed Action: I am requesting approval for a minor land division of my 75-acre parcel to allow my son to build his home.			
Name of Applicant or Sponsor: Tracy West Barnes		Telephone: 845-551-8234 cell	
		E-Mail: twbarnes@frontiernet.net	
Address: 74 Griffin Rd.			
City/PO: Cuddebackville		State: NY	Zip Code: 12729
1. Does the proposed action only involve the legislative adoption of a plan, <u>local</u> law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>4</u> acres	
b. Total acreage to be physically disturbed?		<u>1</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>4</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	