

TOWN OF FORESTBURGH
332 King Road
Forestburgh, New York 12777

Tel. (845) 794-0611
Fax (845) 794-0678

January 14, 2022

Rose Improvement / Lost Lake Holdings LLC
P.O. Box 483
Monsey, NY 10952

Re: Building Permit Applications for Lost Lake Resort Phase I delivered January 6, 2022

Dear Applicant,

The Town of Forestburgh Building Department (Department) is in receipt of your building permit applications delivered on January 6, 2022 related to the Lost Lake Resort (“Applications”).

Be advised that your Applications are not accepted and will not undergo a completeness determination or technical review at this time. The Department has determined to not review your January 6, 2022 Applications at this time on the basis that they share the same unresolved issue(s) for which Applicant’s Lot 303 was denied as discussed in the Department’s November 23, 2021 letter to which we refer you to (attached here).

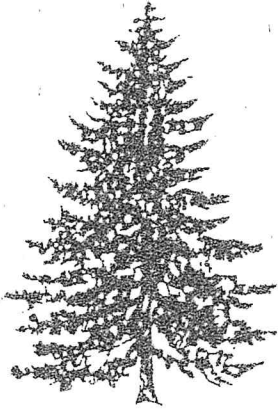
Sincerely,

Glenn A. Gabbard
Forestburgh Code Enforcement Officer

c.

D.S. Hogue Jr., Town Supervisor
C. Amaditz ZBA Chair
J. Afzali, Esq.
S. Barshov, Esq. (*via email to: sbarshov@sprlaw.com*)

Attachment to Town of Forestburgh January 14, 2022 Letter



TOWN OF FORESTBURGH
332 King Road
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Tel. (845) 794-0611
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November 23, 2021

Rose Improvement / Lost Lake Holdings LLC
P.O. Box 483
Monsey, NY 10952

Re: October 28, 2021 Lost Lake Building Permit Application for Lot 303

Dear Applicant,

The Town of Forestburgh Building Department (Department) is in receipt of your October 28, 2021 Lot 303 building permit application ("Application"). The Department also received a letter from Lost Lake Holding LLC's attorney Steven Barshov dated October 28, 2021 with respect to the same Application.

Be advised that your Application is hereby denied. This denial is based on my review of the Application and Mr. Barshov's representations in his October 28, 2021 letter, and my finding that the Application is inconsistent with the 2013 project approval documents.

Specifically, the project approved in 2013 was proposed to be a planned resort community and upscale recreational destination consisting of a gated community of single family residence lots built to certain design standards, hotel/conference facilities, a cottage and condominium component, and extensive recreational amenities. The 2013 project also proposed recreational amenities for residents and guests, including an 18-hole championship golf course and driving range, clubhouse and restaurant, swimming and boating facilities at Lost Lake, tennis courts; a health and wellness spa, and a system of wilderness trails for passive recreation. The project approved in 2013 also included development of interior road systems, utilities and stormwater infrastructure, a community water supply, and wastewater treatment facilities.

Instead of the project described above and approved in 2013, your attorney represented in his October 28, 2021 letter that Applicant's intent is to build "reasonably priced and affordable [housing] units" with no indication regarding whether other project components will remain the same or whether anticipated impacts of an affordable housing community were contemplated or reviewed prior to the 2013 approval.

This letter constitutes the Department's final decision on the Application. If you disagree with all or parts of this decision, you may appeal to the Town of Forestburgh Zoning Board of Appeals within 60 days from the date of this letter as authorized by Town Law section 267-a.

Respectfully,



Glenn A. Gabbard
Forestburgh Code Enforcement Officer

c.

D.S. Hogue Jr., Town Supervisor
C. Amaditz ZBA Chair
J. Afzali, Esq.