

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

Applicant: The Hartwood Club, Inc.

Project Name: Hartwood Club Subdivision

Review Date: November 22 2022

Title of Plan: Hartwood Club Subdivision

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:

Two (2) lot Subdivision (Minor)

Tax Map Number: SBL 38-1-15.1

Zoning District: RR-1 – Residential Recreation District

Documents provided for review:

- Cover letter dated November 7, 2022, prepared by the Applicant's Engineer John D. Fuller, P.E., P.C.
- Application packet dated October 11, 2022.
- Owner's Proxy dated October 14, 2022.
- Proof of Ownership
- Short Form EAF, dated October 11, 2022, signed by the Applicant's Engineer.
- Preliminary Plan set containing three sheets, dated October 11, 2022, latest revision dated November 7, 2022.

Preliminary Comments:

1. The Final Plat will require the seal and signature of the Surveyor of Record.
2. A 239 GML review will be required.
3. After discussions with the Board's legal counsel, and the Applicant's Engineer, the proposed lot will be accessed via a 50 ft. right-of-way off Hartwood Club Road. The Engineer will provide revised plans showing the proposed driveway, grading and dimensions.
4. The Title Block should be revised to indicate the Section, Block, and Lot for the parent parcel (38-1-15.1).
5. Comments, if any, from the Fire District, and Highway Department should be reviewed.