

**Trips to Win, LLC – Comments
for
Town of Forestburgh - Planning Board**

Applicant: Trips to Win, LLC

Project Name: Trips to Win, LLC – Event Barn

Review Date: March 22, 2024

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:

Site Plan Approval, Lot Line Change and Special Use Permit

Tax Map Number: SBL 33-1-20.

Zoning District: RR- 1 Zone

Documents provided for review:

- Application packet dated February 12, 2024
- Site Plan prepared by Glenn L. Smith, Consulting Engineer, P.C. dated December 12, 2023, latest revision dated January 19, 2024.
- Cover letter prepared by the Applicant's attorney, dated March 8, 2024, that includes a Discussion of Findings, prepared by Glenn L. Smith, Consulting Engineer, P.C.

Preliminary Comments:

1. The Application Packet includes the Application, Short Form EAF, and related documents.
2. The Application should be revised to include the Site Plan & Lot Line Change.
3. Short Form EAF:
 - a. The Short Form EAF should be prepared using the NYSDEC EAF Mapper website and re-submitted.
 - b. Item 2 of the Form should indicate that a 239GML Review by the Sullivan County Division of Planning, Community Development & Environmental Management is required.
 - c. A review by the Sullivan County DPW will also be required.
 - d. Our office downloaded a Short Form EAF, and it indicates that the site of the proposed action may impact a species (Bald Eagle) that is listed as threatened or endangered. The Applicant should provide documentation that addresses this concern.

- e. Item 3, should indicate the total area of the property after the Lot Line Change, and any acreage to be disturbed by the installation of the proposed overflow parking area.
4. A Survey Map of the Lot Line Change prepared by a duly licensed NYS Surveyor will be required.
5. Site Plan:
 - a. Dimensions for the proposed parking spaces should be provided for the parking area adjacent to the Event Barn, and the overflow parking area. Proposed grading of those areas should be provided as well.
 - b. Appropriate parking details should be provided.
 - c. The need for ADA accessible parking and building access should be provided.
 - d. The name and address for the Applicant should be provided.
 - e. Metes & bounds should be provided for the Lot Line Change.
 - f. If signage is proposed, details should be provided.
 - g. Outdoor lighting, if proposed, should be detailed on the plans, and should be Dark Sky compliant.
 - h. The Board should determine if building elevation plans will be required.
 - i. Zoning setbacks should be provided on the Site Plan.
 - j. A detail for the overflow parking lot access drive should be provided.
 - k. Two-foot topography is required for the developable area of the site.
6. The Applicant should consider adding a locked gate for the footbridge to prevent access onto the adjacent property (SBL 33-1-19).
7. Landscaping in accordance with §180-14 & §180-17 of the Zoning Code should be addressed.
8. The existing sewage disposal system appears to be undersized for the proposed use. A new sewage disposal system designed in accordance with present day standards should be prepared and shown on the plans.
9. Area Variances will be required for Front Yard and Side Yard Setbacks after the Lot Line Change.
10. The Board should review the Discussion of Findings