

**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: April 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 Improvement and Special Use Permit

Tax Map Number: SBL 33-1-20.

Zoning District: RR- 1 Zone

Documents provided for review:

- Application packet dated April 5, 2024, for a Lot Improvement, including a Short Form EAF.
- Site Plan prepared by Glenn L. Smith, Consulting Engineer, P.C. dated December 12, 2023, latest revision dated April 3, 2024.
- Cover letter prepared by the Applicant's Consulting Engineer, dated April 8, 2024.

Preliminary Comments:

1. Short Form EAF: The Applicant will need to address if the proposed action would impact a species (Bald Eagle) that is listed as threatened or endangered. The Applicant should provide documentation that addresses this concern.
2. A Survey Map of the Lot Line Change prepared by a duly licensed NYS Surveyor, will be required prior to the Board taking any action on the Lot Improvement Application or referring the Application to the Zoning Board of Appeals for Area Variances. .
3. Proposed landscaping has been provided on the Site Plan. In accordance with §180-17 (D) (10), a security bond will be required in an amount and duration to be determined by the Board.

4. The proposed sewage disposal system will require approval by the New York State Department of Health – Middletown District Office. Our office has the following comments:
 - a. The GSF® New York Design & Installation Manual for the use and design of Eljen In-Drain® systems recommends the following:
 1. An effluent filter is required in the outlet of the septic tank.
 2. A 4” non-perforated velocity reduction pipe is required to be installed at the distribution box inlet.