**TOWN OF FORESTBURGH**
**PLANNING BOARD**
**TECHNICAL REVIEW COMMENTS**

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| **PROJECT NAME:** | **40 ROD AND GUN CLUB ROAD - SUBDIVISION** |
| **PROJECT LOCATION:** | **40 ROD AND GUN CLUB ROAD/12.-1-3.1** |
| **PROJECT NUMBER:** | **26-75; 26-2** |
| **MEETING DATE:** | **27 OCTOBER 2026** |
| **CONSULTANT:** | **KEYSTONE ASSOCIATES** |
| **PLAN DATE:** | **21 SEPTEMBER 2026** |
| **DESCRIPTION:** | **SUBDIVISION APPLICATION** |

1. Our office has received and reviewed the following documents related to this 68-lot subdivision sketch plan application located within the RR - Rural Residential District:

   - Cover letter from Keystone Associates dated 29 September 2026.
   - A plan set entitled "Subdivision Feasibility Study" consisting of 3 plan sheets prepared by Keystone Associates and dated 21 September 2026.
   - An application packet dated 21 September 2026.

   This project was previously before the Board at the March 2026 meeting. The following comments are based upon the sketch plan portions of the Town Code 148-15.

2. The plan should identify the owner of record. Confirm the correct tax parcel ID for the project, as the county mapping currently shows multiple tax parcel ID numbers for the project. Clarify the N/F Embassy Enterprises LLC callout on Sheet C010, as that appears to be a Town of Thompson parcel.

3. Preliminary and final plan submittals will need to include the source of the wetland delineation and DEC confirmation.

4. NYS Realty Subdivision regulations require central water and sewer systems for developments of 50 lots or more. The sketch plan should address compliance with this requirement. DOH/DEC approval of the realty subdivision, water and sewer systems will be required.

5. The project will require development of a SWPPP for post construction stormwater management and coverage under the DEC General SPDES permit. We recommend that the sketch plan identifies and reserve areas for these facilities.

6. Plan sheet C100 contains a density calculation which subtracts constrained land areas in accordance with section 148-20. A plan should be provided which identifies those areas.

7. The length of the cul-de-sacs shown on the plans appears to be approximately 1,300 feet. Section 148-21.L of the code states that permanent dead ends shall, in general, be limited in length to 800 feet.

8. For a project of this magnitude, we recommend that preliminary plan submission also include a long form EAF for the Board's use.

9. Ownership and maintenance of the recreation areas and roads should be discussed.

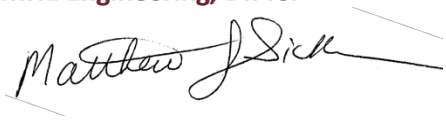
10. Sight distance at proposed road intersections will need to be evaluated in future submissions.

11. The Applicant should confirm if pedestrian facilities are proposed within the development.

12. Recreation areas will need to comply with Section 148-24 and be further defined in future submittals.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Matthew Sickler, P.E.
Engineer for the Planning Board

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