TOWN OF FORESTBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**THE HARTWOOD CLUB, INC. – LAND DIVISION**
PROJECT LOCATION:	**144 GALLIGAN ROAD/32-1-1.2**
PROJECT NUMBER:	**26-75; 26-1**
DATE:	**22 OCTOBER 2026**
CONSULTANT:	**PACKER ASSOCIATES, INC. & BARBARA GARIGLIANO, ESQ.**
PLAN DATE:	**22 SEPTEMBER 2026**
DESCRIPTION:	**LAND DIVISION APPLICATION**

1. Our office has received and reviewed the following documents related to the Hartwood Club land Development Application:

   - Cover letter from Bluestein, Shapiro, Frank & Barone dated 29 September 2026.
   - Packer Associates, Inc. site plan consisting of two sheets and dated 22 September 2026.

   Our office previously provided comments regarding this project dated 23 July 2026 for discussion at the Board's 28 July 2026 meeting.

2. As the project is submitted as a Land Division, the following comments are in consideration of the requirements of Section 148-11 of the Town Code.

3. The plan indicates a total project area of approximately 923.57 acres while Section 1 of the EAF references a 784.83 acre parcel. We believe that the acreage in Section 1 should be 923.57 acres.

4. The location of the well and septic system for the proposed parcel has been added to plan sheet 1 in accordance with section 148-11.B..1.c.6

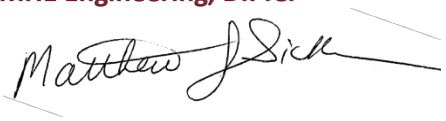
5. A location map has been added to plan sheet 2 in accordance with section 148-11.B.1.c.8.

6. The proposed western property line for lot 2 has been adjusted to that the existing house and accessory garages are not within the required rear yard setback of Lot 2.

7. The Applicant should confirm that a separate road parcel is not intended to be created along the frontage of lot 2 and Galligan Road, as the line type shown (line A1 and A2) is like the other property lines (see attached plan section). We suggest reviewing the map to be filed with the County Mapping Department.

Respectfully submitted,

MHE Engineering, D.P.C.



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

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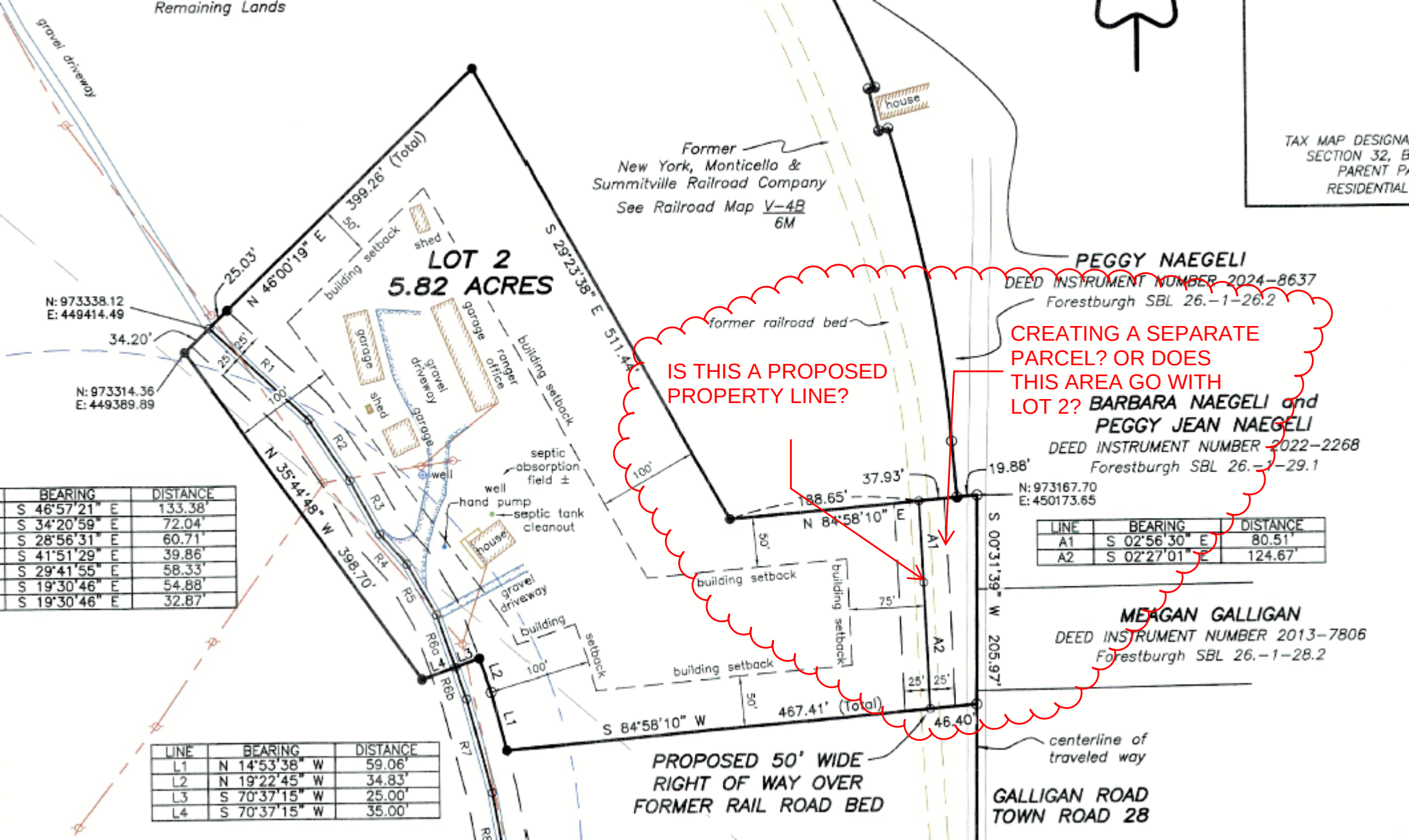

BEARING	DISTANCE
S 46°57'21" E	133.38'
S 34°20'59" E	72.04'
S 28°56'31" E	60.71'
S 41°51'29" E	39.86'
S 29°41'55" E	58.33'
S 19°30'46" E	54.88'
S 19°30'46" E	32.87'

LINE	BEARING	DISTANCE
L1	N 14°53'38" W	59.06'
L2	N 19°22'45" W	34.83'
L3	S 70°37'15" W	25.00'
L4	S 70°37'15" W	35.00'

LINE	BEARING	DISTANCE
A1	S 02°56'30" E	80.51'
A2	S 02°27'01" E	124.67'