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September 29, 2026

Town of Forestburgh Planning Board
322 King Road
Forestburgh, NY 12777

Via Email and Hand Delivered

Re: The Hartwood Club, Inc. application for a Land Division
File # 26-0527

Dear Members of the Forestburgh Planning Board:

As you will recall, I appeared before the Planning Board ("Board") on July 28, 2026 to present the above noted application for a Land Division pursuant to Section 148-11 of the Town Code. At that meeting, the Board had numerous comments and questions. Please allow this supplemental submission to answer those questions and comments.

I enclose thirteen (13) copies of the revised Land Division Survey Map. Please note there are two pages to this map. Sheet 1 depicts the proposed 5.82 acre lot (Lot 2). You will note that Lot 2 now includes frontage on Galligan Road (Town Road 28) and the west boundary extends beyond the fifty (50) foot right of way. Lot 2 has the requisite building set back requirements so that no area variances will be required. Sheet 2 depicts the entire Parent Parcel, being Forestburgh Tax ID # 32.-

1-1.2, which after the land division will include 917.75 acres, and includes neighboring parcels, as was requested by the Board.

At the July 28, 2026 meeting, the board questioned the “Spring House” and the five-hundred-foot radius circle noted on the map. By Deed dated August 2, 1969, Vincent C. Galligan, individually, Thomas C. Galligan and Vincent C. Galligan, as executors of the Last Will and Testament of Margaret C. Galligan, deceased, Michael E. Galligan, Vincent Galligan, John W. Galligan, James P. Galligan and Kathleen Galligan, as grantors, conveyed land located in Forestburgh to Alhtaha Council, Inc – Boy Scouts of America, as grantee. The Deed excepted and reserved to the grantors the perpetual and exclusive right to the use of a spring, and a radius of 500 feet surrounding the same, which was then used as a water supply to the residential buildings of the grantors. The Deed continued that the right of use shall terminate if and when the grantors are able to obtain water from any public or private water supply or when said spring has not been in use for any domestic water supply for a period of two years. When the survey work was recently done at this location, the surveyor did not note any water lines and it was assumed that the right of use has terminated.

The Planning Board noted the “well pump” on the first map and questioned if there was another well. Our surveyor returned to the property and located the well, which is now shown on the map and is located next to the gravel driveway by the ranger office.

The Planning Board questioned the location of the septic system, since only the septic tank clean out was noted on the first map. The current map now also shows the location of the septic absorption field.

The Planning Board questioned whether there were any open permits or municipal code violations. On October 29, 2025, when Hill N Dale Abstracters requested a municipal report from the Town of Forestburgh, there were two open building permits and no violations. Both building permits were closed by the seller to this applicant as of January 5, 2026.

The Planning Board questioned who would be responsible for maintenance of the fifty (50) foot wide right of way that leads to Lot 2. The purchaser of Lot 2 will be responsible for maintenance to Lot 2.

Of note, on the new map, since the east boundary runs to Galligan Road, there will be a fifty (50) foot wide right of way created that will encompass the rail bed as it

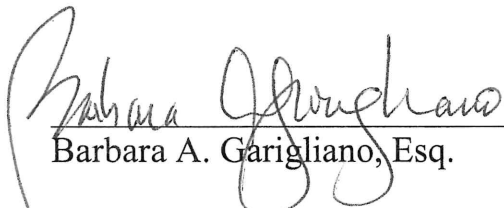
passes through Lot 2 and will be retained by The Hartwood Club as access to its other property.

At the July 28, 2026 meeting, I was given a letter dated July 27, 2026 submitted by Yehuda Miller. Mr. Miller questioned whether there is adequate site distance where the fifty foot wide right of way intersects with Galligan Road. Although Lot 2 will be a new parcel, the fifty foot wide right of way is not a new driveway. As the Board is aware, the parent parcel was the site of a prior long lasting boy scout camp. This driveway was used for entry and exit by numerous cars per day. Lot 2 will now be used as a residence and the car travel count will be much less than the previous count. As previously noted, this is not a new driveway.

As to possible future plans for the parent parcel, I have advised that the applicant is considering a future division of the parent parcel, but those plans are not concrete and are still in the discussion stage. As the Board is aware, the applicant owns approximately 4,860 +/- acres in the Town of Forestburgh. Most of this land is undeveloped and will remain undeveloped. The purpose of the Club is to hunt, fish and enjoy the outdoors. The Club is not a developer; it is a steward of the land.

Please allow this letter to supplement the initial application and place this matter on the Board's agenda for October 27, 2026.

Very Truly Yours,
Blustein, Shapiro, Frank & Barone, LLP



Barbara A. Garigliano, Esq.

Enc.

CC: Javid Afzali, Esq
Matthew Stickler, PE