

**TOWN OF FORESTBURGH**

**PLANNING BOARD  
SPECIAL MEETING**

**Nov 30, 2017**

Meeting called to order at 7:02 p.m. by Chairman Richard Robbins at the Town Hall.

Members Present:     Richard Robbins, Chair  
                            Karen Ellsweig  
                            Robert Sipos  
                            Vincent Galligan  
                            Eugene Raponi  
                            Anthony Cardoso  
                            Susan Hawvermale

Attorney Present:     Jacqueline Ricciani

Recording Secretary:  Nicole Lawrence

**Public Comment on Agenda Items**

There are no comments from the public.

**Continuing review of the draft proposed Subdivision Code**

Board members picked up review on page 39.

Members asked various questions of town attorney, Jacqueline Ricciani, regarding language and legalities. Jacy draws the board's attention to the excessive length of the drafted subdivision code and suggests being as concise as possible, cutting out what is not necessary. Members go through and eliminate redundancy, add explanation where necessary and correct terms that may be misleading.

The board makes sure to designate all responsibilities appropriately.

Pg 52: Section 148 – 28

Discussion points to conservation subdivision and whether there is a need for the concept in Forestburgh. Anthony Cardoso notes this tends to occur in more developed areas where there is a greater need to preserve open space. Susan Hawvermale states it may be prudent to have some form of conservation subdivision in the code. Richard Robbins reminds the board that they have PDD, which is very similar to a conservation subdivision, but explains the distinction between a PDD and conservation subdivision is that a conservation subdivision does not allow for commercial development. Jacy Ricciani explains that, as it is currently drafted, conservation subdivision is at the sole discretion of the Planning Board and there are certain criteria that must be met by applicant. Anthony Cardoso says that a conservation subdivision allows for vastly increased density, which allows far more development on the same acreage than would

otherwise be permitted; he feels a densely packed development, even if it's surrounded by open space, is not in line with the town's comprehensive plan and visions because it is not rural character.

Attention was drawn to the incentive bonus mentioned under conservation subdivision and all members agreed there should be strong consideration to remove the bonus. Susan Hawvermale says that good planning does cluster, that most developers these days will want the option to cluster houses closer together because of the cost of running water lines, power lines and roads for utilities. She reminds the board that if an applicant were to exceed a certain number of houses it automatically becomes a PDD. Jacy observes that if the concern is the number of houses, they can eliminate the incentive bonus and limit applicants to the number of houses they are allowed in conventional subdivision. Eugene Raponi and Vinny Galligan agree this is the best idea. Anthony Cardoso still feels they should consider removing conservation subdivisions from the code entirely; he registers his concerns that it invites abuse. Susan Hawvermale and Richard Robbins would like to give the option to developers and they feel the town does need to preserve open space. Susan and Richard also agree that, from an ecological perspective, conservation subdivision could be good for the animals who roam and live in the forest. Jacy Ricciani reads comments from the Town Board that state the goals and recommendations: "Preserve the peace and tranquility of Forestburgh life, so that residents may continue to enjoy their land and their quality of life; Preserve the existing, low-density, single-family residential nature of the town using both large lot zoning and open space design development as well as developing a specific zoning district, which is proposed to be the residential settlement district for the protection of already higher density areas of the town."

After lengthy discussion, it was decided that the Planning Board members will further review the section on conservation subdivision for discussion at a future meeting.

Members decide to change the wording of a line that encourage developers to preserve trees and a line that establishes the length of dead end streets requiring a cul-de-sac.

When board members next discuss the subdivision code, they will review pages 45-52 again and pick up at FLAG LOTS on pg. 55.

### **Planning Board Member Comments on items not on the agenda**

No comments made by board members.

Motion to adjourn at 9:29 made by Anthony Cardoso, seconded by Vinny Galligan.

Vote: all in favor