

TOWN OF FORESTBURGH PLANNING BOARD
MINUTES
April 23, 2019

Meeting called to order at 7:00pm by Planning Board Secretary, Billie Jean McGinnis at the Town Hall.

Members Present: Katherine Barnhart
 Anthony Cardoso
 Alan Devlin
 Vincent Galligan
 Susan Hawvermale
 Robert Sipos

Absent: Richard Robbins, Chairman

Attorney Present: Jacqueline Ricciani

Recording Secretary: Billie Jean McGinnis

Determination of Who Leads the Meeting in Chairperson's Absence

Jacqueline Ricciani reported that when the chairperson is absent, it is the decision of remaining Board members to determine who is going to lead the meeting. Susan Hawvermale offered to lead the meeting.

Motion made by Susan Hawvermale to have her lead the meeting. Seconded by Robert Sipos.
Vote: All in Favor.

Approval of Minutes

Minutes for February were reviewed. There was no meeting in March.

Motion to Approve the minutes made by Vincent Galligan, seconded by Robert Sipos.
Vote: All in favor.

Public Comment on Agenda Items

Jen Langusch owns 7 acres of land at the end of Stagforest Road in the middle of the hunting camp. She recently learned of development plans for a subdivision and re-zoning of land. She wanted to know if that's still moving forward. Susan Hawvermale explained that there has been no action. Since this item is not on the agenda, the Board cannot discuss it. There is currently a moratorium on Subdivisions while the Town reviews the Subdivision Law.

Review of County Division of Planning Community Development and Real Property Office's GML 239 Submissions to Town Board

Jacqueline Ricciani advised that since the County has made so many recommendations, the Town Board referred this to the Planning Board for review. After discussion, Jacqueline will prepare a memo to the Town Board advising them of any outcome and recommendations. If there are substantial changes, they'll need another public hearing.

The Board reviewed and discussed the County recommendations at length. They agreed with most of the County's recommendations and recommended language modifications accordingly. The Planning Board had additional discussion on the following:

Minor Subdivision Application Criteria

The Planning Board does not agree with the County's recommendation to include a definition for "large tree". Identifying such trees on a site plan would cause a burden on the applicant. The Board wants to retain discretion to determine which trees may qualify as large trees on a site plan on a case-by-case basis.

The Board does not agree with the County's recommendation to include language that information regarding agricultural districts and the Agricultural Data Statement form are available from the County Planning Department. There is only one agricultural district in the Town. This information can be given to the applicant by the Planning Board during the review process, if applicable.

Major Subdivision Preliminary Plat Application

The County recommends defining "critical conditions" or providing more explanation. The Planning Board recommends deleting this subparagraph as it does not provide meaningful information that would not be provided elsewhere on the site plan.

Conservation Subdivision

The County recommends removing the restriction that conservation subdivision be on 50 acres or more. The Planning Board does not agree with this recommendation as they spent considerable time discussing conservation subdivisions. The Board recommends that the 50 acre requirement remain in the subdivision law.

On page 47, a conservation subdivision must contain one or more of 6 factors. The County recommends eliminating the first factor and expanding the scope of the fifth and sixth factors. The Planning Board is not in agreement with this recommendation. They discussed the factors at length and concluded that they should remain in the subdivision law with no changes.

On page 47, paragraph (J), the County recommends including a density bonus of 10% or 20%. The Board does not agree with this recommendation. The provision should remain with no density bonus.

On page 49, paragraph (M), the County recommends reducing the size to maximize open space. The Planning Board does not agree. This provision should remain with no changes.

Layout of Streets and Roads

On page 53, paragraph (J), the County recommends including a provision that requires communication between the Town and Real Property Tax Services and County 911 to ensure the street is properly registered. This is not a Planning Board function. The Board is not familiar with the process for new street names to be communicated to other county agencies. The Planning Board refers this recommendation to the Town Board for consideration.

Jacqueline will prepare a memo outlining these recommendations and circulate to the Board members.

Planning Board Member Comments on Items Not on the Agenda

There are no comments from Board members.

Motion to adjourn at 9:24pm made by Anthony Cardoso.

Vote: All in favor.