

**TOWN OF FORESTBURGH PLANNING BOARD**  
**MINUTES**  
**August 27, 2019**

The meeting was called to order at 7:02pm by Chairman Richard Robbins at the Town Hall.

Members Present:           Katherine Barnhart  
                                  Anthony Cardoso  
                                  Alan Devlin  
                                  Vincent Galligan  
                                  Susan Hawvermale  
                                  Richard Robbins, Chairman  
                                  Robert Sipos

Attorney:                    Jacqueline Ricciani, Esq.

Engineer:                    Timothy Gottlieb

Recording Secretary:       Billie Jean McGinnis

**Approval of Minutes**

Minutes for the July meeting were reviewed.

Motion to Approve the minutes as drafted made by S. Hawvermale, seconded by K. Barnhart.  
Vote: All in favor.

**Public Comment on Agenda Items**

There are no comments from the public.

**Forestburgh Pond – Sketch Plan Review**

Alan Lord presented on behalf of New York Land & Lakes Development, developer for Forestburgh Pond. Also, in attendance was Bob Lesperence, managing partner for New York Land & Lakes Development.

Mr. Lord provided a plan for this subdivision. The plan included a homeowner’s association that would have ownership of the lake, dam and its existing building. Mr. Lord explained that this plan is a good use of the land and is a nicer project.

After much discussion, Chairman Robbins explained the plan for a dead-end road eight times as long as the Code’s maximum is a major concern. The extension and improvement of the Stag Forest Road is a lesser concern, but is also somewhat in excess of the length allowed. According

to the Town Code, in order to grant a waiver of the subdivision code one of the requirements is a concern for safety. The Board will need feedback from the Town Highway Superintendent and the Fire Department before deciding if the Board will consider a waiver. After having a devastating storm in this town, having a dead-end road providing one entrance/exit is a well recognized and major safety concern. Mr. Lord provided his thoughts on several different approaches to roadways including connecting Routes 42 and 48. This would require a substantial bridge making the project not economical to pursue.

Chairman Robbins provided a tax map that shows a 33' strip of land between Lots 8.1 and 11 extending to Hartwood Road. Mr. Lord was not aware of this lot but will research it.

A second plan was produced. Mr. Lord explained that this plan does not have a long dead end road and the lots are much bigger. This plan has 22 lots averaging 25 acres per lot. Shared driveways would be created along Routes 42 and 48. They would need to create 3 new driveways on Route 42 and 5 new driveways on Route 48.

After much discussion comparing the two plans, Mr. Lesperence asked for the next steps involved if they withdraw the first plan and pursue the second plan. Chairman Robbins explained that eliminating the long dead-end road avoids the safety concerns and that violation of our code. They'll need to submit more details and an EAF etc. A sketch plan will be required. The applicant has decided that they will withdraw the first plan and pursue the second plan.

A motion to acknowledge receipt and carrying out a sketch plan review based upon the second plan sketch map was made by A. Cardoso, seconded by K. Barnhart.  
Vote: All in favor.

#### **Planning Board Member Comments on Items not on the Agenda**

There are no comments.

#### **Public Comment on Items Discussed During this Meeting**

There are no comments from the public.

#### **Adjournment**

Motion to adjourn at 8:05pm made by S. Hawvermale, seconded by K. Barnhart.  
Vote: All in favor.