

TOWN OF FORESTBURGH PLANNING BOARD
MINUTES
June 22, 2021

The meeting was called to order at 6:30pm by Chairman Richard Robbins virtually, via Zoom.

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

Town Attorney: Jacqueline Ricciani

Recording Secretary: Billie Jean McGinnis

The Forestburgh Planning Board is conducting this meeting virtually pursuant to the terms of Governor Cuomo's 2020 executive orders 202.1 and 202.15. Notice has been provided to the public, including Zoom log in information, and has been posted at the Forestburgh Town Hall, Forestburgh Firehouse, Forestburgh General Store, Forestburgh newsletter and published in the Sullivan County Democrat.

Approval of Minutes

Minutes from the meeting held in May were reviewed. S. Hawvermale pointed out a few grammatical errors. She also suggested a clarification to be made regarding the shared driveways for Forestburgh Pond. The second page states that "The common shared driveways off the county road have been completed." She clarified that only the driveways with shared entries have been completed, homeowners will have to build the rest of the driveways themselves.

Motion made by R. Sipos to approve the minutes as amended. Seconded by A. Cardoso.
Vote: All in favor.

The minutes from the Forestburgh Pond Public Hearing were reviewed.

Motion made by S. Hawvermale to approve the public hearing minutes. Seconded by K. Barnhart.
Vote: All in favor.

Public Comment on Agenda Items

There are no comments.

Lorino Lot Improvement Application

Joe Lorino was in attendance.

Chairman Robbins asked Mr. Lorino if these properties were subject to a prior subdivision approval. Mr. Lorino wasn't aware of that but will look into it.

J. Ricciani explained the intention of this lot line application. This is an existing parcel of 5.24 acres owned by Joseph Lorino & Amy Lorino. The VanOrden parcel is above and around the Lorino parcel and has a total of 13.64 acres. The applicant intends to take Parcel A, 2.51 acres from VanOrden and attach that to the Lorino parcel. Parcel B, 0.51 acres, will also be added to the Lorino parcel. After the lot improvement, the Lorino parcel will be 7.90 acres and resulting VanOrden parcel will be 10.9 acres. Both resulting parcels will comply with the requirements for the RR zone. She pointed out that the engineer's comments should be indicated on the plans so there's no question of what's being done. Mr. Lorino spoke with the surveyor and will have this added to the plans. He will also add the address for VanOrden. J. Ricciani pointed out that a table is required to show acreage before and after the lot line adjustment is made. Mr. Lorino has contacted the surveyor and will make the added provisions. He also went to the County to find out if an address is required. They advised that they won't give an address for a vacant property. VanOrden property address is 1084.

A. Cardoso asked for an explanation of the structures on the large lot. Mr. Lorino explained that there is a residence with a few sheds, a garage and barn. The well is in front of the house. Chairman Robbins asked about the hand dug well. Mr. Lorino confirmed that this is an abandoned well and is not used.

V. Galligan asked about fencing. Mr. Lorino confirmed that there is a fence around both properties. The surveyor didn't feel it needed to be on the map. It runs along Sacket Lake Road, up the driveway closest to the house and follows around his 5.24 acre property. Mr. Lorino added that VanOrden owns part of the fence. J. Ricciani confirmed that the fence runs along the front of the Lorino property along Sackett Lake Road.

A. Cardoso asked if the lot line will follow the fencing and if Mr. Lorino's property is currently vacant. Mr. Lorino confirmed that it is vacant. A. Cardoso added that the stone walls could be confusing for future buyers. Stone walls could be considered fences. Mr. Lorino stated that the survey will clearly mark where the property lines are.

A. Devlin asked about the definition of lot improvement. The definition states that there must have common ownership. He stated that this application is subdividing VanOrden's lot and

attaching it to Mr. Lorino's lot. J. Ricciani reviewed the definition. If the Board agrees that this meets the definition, it can be processed as a lot improvement rather than a subdivision which is a much longer process. K. Barnhart asked about common ownership. J. Ricciani stated that the second sentence in the code about lots being combined has been problematic for other projects. There must be common ownership if you're going to combine them.

Chairman Robbins stated that the code allows the Board to grant approval subject to certain conditions such as the final map will have the data and descriptions mentioned by the engineer. Chairman Robbins asked the applicant if a 45 day time limit would be acceptable. The applicant agreed.

R. Sipos asked if the utility follows the driveway and the width between Steinberg and the new lot line. Mr. Lorino stated the utility follows the driveway and there's 60 feet between Steinberg and the new lot line.

Motion by S. Hawvermale that the application be approved subject to the conditions discussed and the map will comply with the comments made by the Town Engineer and be submitted within 45 days. Seconded R. Sipos.

Roll Call Vote:

K. Barnhart	Aye	V. Galligan	Aye
A. Cardoso	Aye	R. Sipos	Aye
A. Devlin	Aye	R. Robbins	Aye
S. Hawvermale	Aye		

The application is approved.

T. Gottlieb asked Mr. Lorino to have the maps sent to him for review before the mylars are done.

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.

Adjournment

Motion to adjourn at 7:01pm made by S. Hawvermale. Seconded by K. Barnhart.

Vote: All in favor.