

TOWN OF FORESTBURGH PLANNING BOARD
MINUTES
January 25, 2022

The meeting was called to order at 7:00pm by Chairman Richard Robbins virtually, via Zoom.

Members Present: Katherine Barnhart
Anthony Cardoso
Alan Devlin
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 recent legislation signed by Governor Hochul amending the open meetings law, permitting board meetings to be held virtually. 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.

A motion was made by S. Hawvermale to enter Executive Session at 7:02pm to discuss the continued representation by Ricciani Law Firm. Seconded by R. Sipos.

Vote: All in favor.

The Board returned from Executive Session at 7:07pm and the meeting resumed.

Approval of Minutes

S. Hawvermale noted grammatical errors to be corrected.

S. Hawvermale provided clarification to her statement shown on page 3 of the minutes. that said "S. Hawvermale was involved in the planning of this development for the Town of Thompson." This amended to read "S. Hawvermale appeared before the Town of Thompson Planning Board in connection with the Birchwood Estates application."

Motion made by S. Hawvermale to approve the minutes. Seconded by K. Barnhart.

Vote: All in favor.

Public Comment on Agenda Items

There were no comments made by the public.

Birchwood Estates

Glenn Smith presented on behalf of the applicant. This proposal at the last meeting was for a subdivision that will create a 2.3 acre flag lot for a single family home and a 3.25 acre lot for the ball field and well. The remaining acres will remain vacant.

G. Smith reported that based on comments from the Town Engineer, he modified the maps. It's now a little over 3 acres. They are creating a second small lot where the ball field is. He sent information about the day camp and septic system. He responded to the engineer's comments on a few issues. There are a few outstanding items. He is waiting for a deed to the property. The surveyor is also working on a subdivision map. He'd like to schedule a public hearing and authorize a 239 review.

Chairman Robbins asked T. Gottlieb if there are any outstanding items. All comments have been addressed. Revised plans have been submitted and reviewed. They look okay.

Chairman Robbins stated that this appeared before the Town Board for an application for a special use permit for the ball field. It was later expanded to include a boys camp. Later there was discussion and approval for the planting of trees for screening purposes. G. Smith confirmed that the applicant does not want to build the building that was approved by the special use permit. Chairman Robbins asked if that permit is to be revoked or surrendered. G. Smith stated that it's not needed anymore.

Chairman Robbins asked about the purpose of well #3. G. Smith explained that it was created to supplement wells #1 and #2. They got health department approval for well #3. He confirmed that it was meant to supplement the wells for the housing development and not to be used for the building which they had permission to build.

S. Hawvermale asked about the 80 acres. G. Smith stated that the Birchwood property on the Forestburgh side is approximately 245 acres. On the Rod & Gun Club side, there's approximately 80 acres.

S. Hawvermale asked why the parking area is larger than the size of the house. G. Smith stated that it's about 25 feet across, enough for approximately 2-3 cars. The house itself is not huge but the driveway may seem larger than it is. It's not all parking. It's parking on one side and space to back up when you exit the driveway. The house is approximately 1600-1700 square feet. S. Hawvermale asked how you can get 5 bedrooms into a house of that size. G. Smith responded that it could be a two-story house or a one-story over a basement.

S. Hawvermale asked why there are lots in Town of Thompson that are empty? G. Smith doesn't know the history or reason why they want to be in Forestburgh. Many lots have been purchased in Birchwood but have not built homes. This house is similar to those that have been approved by the Town of Thompson over the years. S. Hawvermale stated that it's unusual that there's still vacant lots on the other property yet someone would choose to live so far away in Forestburgh in a 5 bedroom, 1700 square foot house with a huge driveway.

S. Hawvermale asked about the sewer service for the homes in Town of Thompson. G. Smith indicated that they are part of the Sackett Lake Sewer District. There is a large pump station next to the property.

A. Cardoso asked if the Board has received representation from Birchwood Estates about future development due to the concern for segmentation. Chairman Robbins noted that G. Smith forwarded a letter from the owner in his letter of January 11th.

R. Sipos asked about the Public Hearing Minutes from January 27, 2015 which indicated that the land between Rod & Gun Club Road and the town line is very restricted due to wetlands. No other buildings can be built. G. Smith explained that at that time the Board asked about the master plan for the property. Special DEC permits are not needed because they're not in the buffer.

Chairman Robbins stated that this is a complete application. J. Ricciani confirmed that it is complete and it was already typed for SEQRA. T. Gottlieb will handle the 239 review.

Motion made by K. Barnhart to hold a Public Hearing on February 22, 2022 at 7pm. Seconded by A. Devlin

Vote: All in Favor.

J. Ricciani clarified that this will be characterized as a 3 lot subdivision. B. McGinnis will provide the adjoiners to G. Smith and draft the hearing notice for review by J. Ricciani before issuing to the applicant.

R. Sipos asked who signed the letter sent to Chairman Robbins. G. Smith confirmed that it is Daniel Lender. He's the son of the founder of the organization.

Planning Board Member Comments on Items Not on the Agenda

There are no comments.

Public Comment on Items Discussed During this Meeting

Members of the public were in attendance but there are no comments.

Adjournment

Motion to adjourn at 7:31pm made by K. Barnhart. Seconded by S. Hawvermale.

Vote: All in favor.