

TOWN OF FORESTBURGH PLANNING BOARD

Minutes

November 22, 2022

The meeting was called to order at 7:00pm by Chairman Richard Robbins at the Town Hall in Forestburgh.

Members Present: Anthony Cardoso
 Alan Devlin
 Susan Hawvermale
 Arthur Leaney-Levenson
 Richard Robbins, Chairman
 Robert Sipos

Absent: Katherine Barnhart

Town Attorney: Jacqueline Ricciani

Town Engineer: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

Approval of Minutes

The minutes from the March, 2022 meeting were reviewed.

Motion made by S. Hawvermale to approve the minutes as drafted. Seconded by A. Cardoso.

Vote: All in favor.

Public Comment on Agenda Items

There are no comments from the public.

The Hartwood Club, Inc.

John Fuller presented on behalf of the applicant. This application is for a two-lot subdivision at Section 38, Block 1, Lot 15.1. The proposed lot is 2.3 acres for a single-family dwelling to be serviced by an on-site well and sewage system. The residence shall be a second home for one of the members of the Hartwood Club and will not be used year-round. When a member wants to build a home, Hartwood Club carves out a lot for them to build on.

J. Ricciani indicated that the existing twenty-five foot shared driveway does not comply with Town Code. The Code indicates that shared driveways must comply with regulations for town roads. Additionally, the Board will require something in writing regarding the maintenance of the road. Revised plans showing drainage etc. may be required. The proposed lot does meet all of the other bulk requirements, lot width and depth and setbacks, on-site septic and water.

Chairman Robbins confirmed that the town specs require the right-of-way to be fifty-feet wide. The last revision also includes a turnaround for emergency vehicles.

S. Hawvermale asked that adjoining property owners be identified on the map. The Hartwood Club owns the surrounding property. In addition, Mr. Fuller will highlight the lot in question.

R. Sipos confirmed with Mr. Fuller that utilities will be underground.

A. Cardoso asked when the last subdivision was done on this property and if there are covenants and agreements among the Hartwood Club members for how and when this process will occur. Mr. Fuller explained that the last subdivision was about ten years ago for the neighboring Larcade property. They don't do this frequently. Hartwood Club has a process where this gets discussed and approved before an application is submitted. You cannot build a home on the property without being a shared owner of the Hartwood Club.

Chairman Robbins advised the applicant that this will be adjourned for the next meeting pending revised maps. In addition, J. Ricciani indicated that the issue of timber rattlesnakes will also need to be discussed.

Motion made by S. Hawvermale to declare lead agency for this application. Seconded by A. Cardoso.
Vote: All in favor.

Scheduling of Upcoming Meetings of the Planning Board

The December, 2022 meeting will be rescheduled for December 20th at 7pm.

Meetings for the year 2023 were also discussed. Meetings will be held on the 4th Tuesday of each month with the exception of December. The December meeting will be held on the 3rd Tuesday. The application will be updated to reflect the meeting dates and submission deadlines.

Planning Board Member Comments on Items Not on the Agenda

S. Hawvermale asked if the parkland fees were paid by Forestburgh Pond. Chairman Robbins confirmed that the fees have been paid.

Public Comment on Items Discussed During this Meeting

There is no comment from the public.

Adjournment

Motion made by S. Hawvermale to adjourn the meeting at 7:23pm. Seconded by R. Sipos.
Vote: All in favor.