

TOWN OF FORESTBURGH PLANNING BOARD

Minutes

May 28, 2024

The meeting was called to order at 7:01pm by Chairman Richard Robbins at the Town Hall in Forestburgh.

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

Town Attorney: Javid Afzali

Town Engineer: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

Approval of Minutes

The minutes from the last meeting were reviewed.

Motion made by K. Barnhart to approve the minutes as drafted.

Seconded by A. Leaney-Levenson.

Vote: All in favor. R. Sipos and S. Hawvermale abstained.

Public Comment on Applications on the Agenda

Richard Lorino spoke in favor of Trips 2 Win. He sees this as a positive thing for Forestburgh.

Ken Saunders also spoke in favor of Trips 2 Win.

Yehuda Miller commented that in the minutes of a past meeting, the resolution for an approval was referenced in summary but the resolution itself was not part of the minutes. He also stated that an applicant was made to purchase or get a proxy because he should have 5 acres but with a special use permit, you get an automatic 50% reduction. He'd like clarification as to when you get a 50% reduction and when the 5 acres kicks in.

Trips 2 Win, LLC

Board member Robert Sipos recused himself as he is the applicant. Glenn Smith presented on behalf of the applicant.

Chairman Robbins and Mr. Smith provided an update. They are applying for a special use permit for a clubhouse for a social organization with related recreational activities. Once the clubhouse issue is resolved, they can proceed with the Zoning Board for the required variances.

The Board discussed who is intended to hold events at this facility and if they would be members or third parties renting the facility for their function. Mr. Sipos explained that third parties may become a member of the club and hold their functions.

Chairman Robbins asked for a vote indicating whether or not we have sufficient information from the applicant?

Roll Call Vote:

K. Barnhart	Yes	S. Hawvermale	Yes
A.Cardoso	Yes	A. Leaney-Levenson	No
A.Devlin	No	Chairman Robbins	No

Chairman Robbins asked for another vote. With the information that we have, does this application fit within the rubric of a clubhouse for social organization with related recreational activities?

Roll Call Vote:

K. Barnhart	No	S. Hawvermale	Yes
A.Cardoso	No	A. Leaney-Levenson	No
A.Devlin	No	Chairman Robbins	No

Chairman Robbins offered options to the applicant. They may return to this Board with more information, seek a use variance from the ZBA or ask the ZBA for an interpretation of the code.

This matter is tabled.

Other Business

There is no other business.

Adjournment

Motion made by S. Hawvermale to adjourn the meeting at 7:45pm. Seconded by A.Cardoso.

Vote: All in favor.