

TOWN OF FORESTBURGH PLANNING BOARD

DRAFT Minutes

July 23, 2024

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

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

Absent: Anthony Cardoso

Town Attorney: Javid Afzali, Esq.

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. Devlin.
Vote: All in favor. S. Hawvermale and R. Sipos abstained as they were not present for the meeting.

Public Comment on Applications on the Agenda

Yehuda Miller isn't sure which application is correct for Hartwood Club. He also said the Code states what the plot must detail but he cannot find it online.

Big M LLC

Grant Decker presented on behalf of the applicant. He provided an update.

Motion made by S. Hawvermale to declare us as lead agency. Seconded by K. Barnhart.
Vote: All in favor.

Chairman Robbins reviewed Parts 2 & 3 of the EAF. This is an unlisted action.

Motion made by A. Leaney-Levenson for a negative declaration. Seconded by S. Hawvermale.

Roll Call Vote:

K. Barnhart	Aye	A. Leaney-Levenson	Aye
A. Devlin	Aye	R. Robbins	Aye
S. Hawvermale	Aye	R. Sipos	Aye

Chairman Robbins reviewed the criteria for a land division.

Motion made by S. Hawvermale to approve this application subject to the conditions discussed. Seconded by R. Sipos.

Roll Call Vote:

K. Barnhart	Aye	A. Leaney-Levenson	Aye
A. Devlin	Aye	R. Robbins	Aye
S. Hawvermale	Aye	R. Sipos	Aye

The application is approved.

The Hartwood Club Inc.

William Duquette presented on behalf of the applicant. They want to divide approximately 2.5 acres from the 2500+ acre parent parcel.

Chairman Robbins explained that previously the Board approved a minor subdivision for the same parent parcel with conditions. One condition was the execution of a common driveway agreement. A revised common driveway agreement has been submitted.

Another condition was that if the applicant wanted to further subdivide, it may be reviewed as a major subdivision at the discretion of the Board. The applicant confirmed that there are no plans to further subdivide this parcel. The Board agreed to review this application as a land division.

Motion made by S. Hawvermale to declare us as lead agency. Seconded by A. Devlin.
Vote: All in favor.

Chairman Robbins reviewed Parts 2 & 3 of the EAF. This is an unlisted action.

Motion made by S. Hawvermale for a negative declaration. Seconded by K. Barnhart.

Roll Call Vote:

K. Barnhart	Aye	A. Leaney-Levenson	Aye
A. Devlin	Aye	R. Robbins	Aye
S. Hawvermale	Aye	R. Sipos	Aye

Chairman Robbins reviewed the criteria for a land division.

Motion made by K. Barnhart to approve this application subject to the conditions discussed.
Seconded by A. Leaney-Levenson.

Roll Call Vote:

K. Barnhart	Aye	A. Leaney-Levenson	Aye
A. Devlin	Aye	R. Robbins	Aye
S. Hawvermale	Aye	R. Sipos	Aye

The application is approved.

Other Business

Chairman Robbins mentioned that Alana Unterberg is going to surrender the special use permit granted to Another Sky back in 2017.

S. Hawvermale expressed concern over the solar farm. The clear cutting is visible from the road. Chairman Robbins indicated that violations would be handled by code enforcement. The Board is not in a position to act at this time.

S. Hawvermale would like materials to be received in a more timely fashion. There's a lot of things to consider. Chairman Robbins explained that the activity was a result of the engineer's report. It's a legitimate concern.

Adjournment

Motion made by K. Barnhart to adjourn the meeting at 7:27pm. Seconded by A. Devlin.
Vote: All in favor.