

TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Minutes
September 24, 2024

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

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

Absent: Alan Devlin

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 S. Hawvermale to approve the minutes as drafted. Seconded by K. Barnhart. Vote: All in favor. A. Cardoso abstained as he was not present for the meeting.

Public Comment on Applications on the Agenda

Jim Steinberg, a member of the Town Zoning Board, reviewed the town code. We're forcing Trips 2 Win to purchase more property when the new restaurant code is less than half of what is owned right now. Setback requirements are the same. The main building has been there for over 95 years. Added setbacks should not be required because he didn't change the structure of the building. There was a building there prior to the bathhouse but it couldn't be seen because a trailer was in the way.

Big M LLC

Grant Decker presented on behalf of the applicant. The applicant is seeking a land division and lot improvement for residential purposes. The parcel is being divided by carving off 4.31 acres and then moving the lot line to create road frontage allowing access. Two tax parcels will become three tax parcels.

Chairman Robbins indicated that this is an unlisted action. He reviewed Parts 2 & 3 of the EAF.

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

Roll Call Vote:

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

Chairman Robbins reviewed the definitions for lot improvement and land division. He explained that these lots have common ownership and it doesn't create a greater non-conformity.

Motion made by S. Hawvermale to approve the application for a lot line improvement. Seconded by A. Cardoso.

Roll Call Vote:

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

Motion made by S. Hawvermale to approve the application for a land division. Seconded by A. Leaney-Levenson.

Roll Call Vote:

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

The applications have been granted.

Trips 2 Win LLC

R. Sipos recused himself as he is the applicant. He presented before the Board and provided an update. The ZBA has clarified the definition of clubhouse and he is returning to the Planning Board looking to proceed with his application.

Chairman Robbins explained that the application is not complete. There are materials that were presented to the ZBA that have not been received by the Planning Board. Additional materials are required in order to make this application complete. The SEQRA process cannot begin until the application is complete.

Chairman Robbins asked whether the additional parcel will be purchased or if he will seek area variances. Mr. Sipos prefers to seek area variances but is trying to determine the hardship created and which route he will go. Variances will need to be approved by the ZBA.

J. Afzali explained that the applicant needs to firm up plans on whether they will purchase the additional parcel or not. Chairman Robbins explained that this information and materials are needed in order to complete the application so the Board may move forward with the SEQRA process.

S. Hawvermale asked for clarification on what is still needed to complete the application. Chairman Robbins explained that the additional materials required are the handbook, rules and regulations, application for membership, drawings, elevation and layout of the clubhouse, full survey by licensed surveyor and drawings of interior of the building.

Other Business

There is no other business.

Adjournment

Motion made by K. Barnhart to adjourn the meeting at 7:49pm. Seconded by A. Cardoso.
Vote: All in favor.

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