

**TOWN OF FORESTBURGH PLANNING BOARD**  
**DRAFT Minutes**  
**November 26, 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

Absent: Anthony Cardoso  
Robert Sipos\*

Town Attorney: Javid Afzali, Esq.

Town Engineer: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

\*Robert Sipos was in attendance at the meeting for his application. He was not present in the capacity as a member of the Board.

**Approval of Minutes**

The minutes from the last meeting were reviewed.

Motion made by S. Hawvermale to approve the minutes as drafted. Seconded by A. Leaney-Levenson.

Vote: All in favor.

**Public Comment on Applications on the Agenda**

Barbara Leone spoke in favor of Trips 2 Win and feels disappointed that the Planning Board has been delaying the matter.

Richard Lorino is also in favor of Trips 2 Win.

**Trips 2 Win LLC**

Glenn Smith and Robert Sipos were present on behalf of the applicant.

Chairman Robbins provided an update. SEQRA Part 1 was amended a second time. Notification has been sent of our intent to act as lead agency. The Department of Health has no objection. We can proceed as lead agency under SEQRA.

A SEQRA public hearing is to address environmental concerns under the state environmental review act. We have each of the 3 short forms that have been filed, each identifying a few areas of potential environmental concern. One concern is the bald eagle. Requests have been made with respect to that however none have been received. The forms also indicate the presence of a flood zone. There hasn't been a discussion from the applicant regarding that. The public hearing will be left open until comments and expert review are received.

Motion made by K. Barnhart to open the public hearing. Seconded by S. Hawvermale.  
Vote: All in favor.

The public hearing was adjourned at 7:05pm.

Chairman Robbins explained the five variances required. At this point, we can refer the applicant to the ZBA.

Motion made by K. Barnhart to refer this applicant to the ZBA to address the variances. Seconded by S. Hawvermale.  
Vote: All in favor.

Chairman Robbins also explained that correspondence was received today from the County in response to the 239 referral. It's an extensive response from them and also included the response from the Department of Transportation. T. Gottlieb also supplemented his report. These have been provided to the applicant.

J. Afzali discussed the next steps that the Planning Board is looking for to continue the SEQRA process. While the application is being referred to the ZBA, they cannot act until the Planning Board completes its SEQRA determination of significance. J. Afzali mentioned issues regarding the flood zone and bald eagle. Chairman Robbins also reviewed concerns for the parking area. Mr. Smith stated that they will address the concerns mentioned.

### **Other Business**

Chairman Robbins indicated that El Bethel International Ministries will have a sketch plan review at the December meeting. They are seeking to build a house of worship on Route 42.

The Planning Board meeting schedule for 2025 will be determined at the next meeting.

### **Adjournment**

Motion made by K. Barnhart to adjourn the meeting at 7:16pm. Seconded by S. Hawvermale.  
Vote: All in favor.