

TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Minutes
December 17, 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
Alan Devlin
Susan Hawvermale
Arthur Leaney-Levenson
Richard Robbins – Chairman
Robert Sipos

Town Attorney: Javid Afzali, Esq.

Town Engineer: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

Approval of Minutes

Minutes from the public hearing for Trips 2 Win, LLC were reviewed.

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

Vote: All in favor. R. Sipos and A. Cardoso abstained as they were not present.

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. R. Sipos and A. Cardoso abstained as they were not present.

Public Comment on Applications on the Agenda

There were no comments.

NY Forestburgh I, LLC

Barbara Garigliano presented an update. While clearing the property, they determined that the property was less rugged than originally thought. This results in less site clearing and less drainage. The retention pond is smaller. The loggers road was approved by O&R. They don't need to put in a different road. Everything is less than what was initially approved. J. Afzali confirmed that as long as the changes have been documented and T. Gottlieb agrees that they will not result in additional environmental impacts, nothing more is required.

R. Sipos asked about a second clearing to the right of the access road. Mrs. Garigliano stated that this isn't part of the project.

El Bethel International Ministries

David Higgins and Pastor Kiruba Stephens presented on behalf of the applicant. This is a sketch plan review. They seek approval to build a place of worship consisting of 14,400 square feet, seating for 400 people, kitchen facilities and 164 parking spaces. There are no future plans to expand this project. The building is expected to be used primarily on Sundays for service and also for bible studies.

S. Hawvermale asked the applicant to identify the owners of neighboring properties, including those across the street.

A. Cardoso asked about the barn on the property and its intended use. Mr. Higgins stated that the barn is being used for storage at this point.

A. Cardoso asked about clearing the site. They anticipate clearing just for the building and parking with additional areas for stormwater drainage. A. Cardoso explained that a wooded area would be preferred as screening for the stormwater drainage. They want to maintain Route 42 as a wooded area.

S. Hawvermale asked if there's any thoughts of adding another exit onto Route 42. Mr. Higgins indicated that there is a trail that's not improved. They're not looking to improve it but could use it for emergency access if needed. T. Gottlieb also mentioned that the DOT may have concerns about this as well.

Chairman Robbins indicated that the building was used as a machine shop at one point and may have chemicals of concern, storage of vehicles that may have leaked things into the ground. If that parcel is able to be separated out, that may be an option.

S. Hawvermale asked if there's a well for the barn. Mr. Higgins stated that there was running water at one point but it has been abandoned. Nothing is functional at this point. It should be noted on the map.

Chairman Robbins added that the nature of a place of worship is that everyone arrives and leaves at the same time. Access may be a concern. One exit may not be sufficient but it will be addressed. He also indicated that feedback given may require changes to their drawing.

Mr. Higgins mentioned that they'll gather the documentation and they'll review the impacts on endangered species. He asked if the Board can declare their intent to be lead agency. Chairman

Robbins explained the process and that they cannot make that declaration without having a complete application. They expect to submit their application in 2-3 months.

2025 Meeting Dates

Meetings will be held on the fourth Tuesday of each month with the exception of September. September's meeting will be held on September 30, 2025.

Other Business

S. Hawvermale would like a better process for picking up materials from the Town Hall.

Adjournment

Motion made by S. Hawvermale to adjourn the meeting at 7:38pm. Seconded by A.Cardoso.
Vote: All in favor.

DRAFT