

**TOWN OF FORESTBURGH PLANNING BOARD**

**DRAFT Minutes  
January 28, 2025**

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

Town Attorney: Javid Afzali, Esq.

Town Engineer: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

\*\*Robert Sipos attended the meeting as an applicant and not 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 K. Barnhart.

Vote: All in favor.

**Public Comment on Applications on the Agenda**

There were no comments.

**Trips 2 Win, LLC**

Glenn Smith presented an update on behalf of the applicant. Additional materials were submitted. They've also had a meeting with the ZBA and a public hearing is scheduled. The parking area has been moved out of the flood zone.

The public hearing that was previously opened and adjourned was re-opened at 7:02pm by Chairman Robbins.

The public hearing was closed and the meeting resumed at 7:06pm.

The Board reviewed and discussed SEQRA Part 2. The public hearing was being used for both the Planning Board and ZBA. J. Afzali explained that it's the responsibility of the Planning Board

as lead agency to undertake the environmental review. The ZBA is an involved agency. The ZBA will rely on the decision made by the Planning Board and not have to do their own analysis. He asked the Board to expand on some of the aspects that will be needed for the ZBA to make a decision on the variances.

The Board discussed impacts on character of the neighborhood, traffic and wetlands.

Chairman Robbins explained that the Board decided that there will be little to no impact on the neighborhood. This is a seasonal use venue and is for a limited period of time. That doesn't represent a significant impact on the community. A. Cardoso added that this is near the Forestburgh Playhouse and there are other clubhouses in the area that are similar. A. Leaney-Levenson also mentioned that people will also travel this route to get to reservoir in the summer. A. Devlin stated that residents spoke in favor of this application. A. Cardoso added that no one came to speak negatively against the venue. The Board doesn't believe there is potential for significant impact.

Chairman Robbins stated that the only comment heard with regards to traffic is that the cars coming to use the venue will be going there at the same time. It's some level of traffic but compared to other traffic on that road, it's not significant. There is some seasonal traffic. S. Hawvermale added that the Forestburgh Playhouse has about five times as much traffic. Chairman Robbins stated that this doesn't add a significant change. Mr. Smith stated that the DPW said that the sight distance exceeds what's required. Tree trimming will be done to help out with the sight distance.

Chairman Robbins stated that there is no state or federal wetlands. The venue is within a floodplain but there are no wetlands. S. Hawvermale added that there are plenty of fields surrounding the project that would mitigate some of the runoff. A. Cardoso said there is no construction in the flood zone. There will be no impact.

J. Afzali asked if there are any adverse impacts on physical or environmental conditions. S. Hawvermale stated that the project has improved the area and doesn't see any objections at all.

Motion made by S. Hawvermale for a negative declaration under SEQRA. Seconded by A. Leaney-Levenson.  
Vote: All in favor.

Roll Call Vote:

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

Chairman Robbins explained that in correspondence to Tim, there would be adjustments made to the parking space encroaching onto the neighbor's property. Mr. Smith stated that this will be address in an easement or some other type of agreement.

Chairman Robbins asked the applicant to return to this Board after they get the variances from the ZBA.

**Other Business**

There is no other business.

**Adjournment**

Motion made by K. Barnhart to adjourn the meeting at 7:30pm. Seconded by A. Leaney-Levenson.

Vote: All in favor.

DRAFT