

**TOWN OF FORESTBURGH PLANNING BOARD**  
**DRAFT Minutes**  
**February 25, 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  
Robert Sipos\*

Town Attorney: Javid Afzali, Esq.

Town Engineer's  
Representative: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

\*\*Robert Sipos attended the meeting as an applicant and not as a member of the Board for a portion of the meeting.

**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. R. Sipos abstained as he was not in attendance as a member of the Board.

**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. The ZBA approved the needed variances. Some changes were made and updated site plans were provided. The GML 239 included comments from the DPW. They suggested that the brush be cut back and dead trees removed to provide additional sight distance. They questioned the emergency access drive being too steep. They've reduced the grade to make it more accessible. Posts were added to block off access to anyone other than emergency vehicles. Parking spaces were moved out of the county right-of-way.

Chairman Robbins did a walk-through with the applicant and had additional suggestions. These were all addressed. One being that the propane tank is on the neighbor's property. Mr. Smith has a letter from the neighbor allowing the propane tank to remain on their property. K. Barnhart asked about the remedy should the neighbor want them removed at some point. An easement may be necessary.

Chairman Robbins indicated that the site plan should include the recently installed exterior lighting and the neighboring property. In addition, the sign is going to be relocated.

Motion made by S. Hawvermale to hold a public hearing on March 25th. Seconded by A. Cardoso.

Vote: All in favor.

### **Grand Luxury Retreat**

Mike Nastro and Joe Irace presented. Also in attendance were Mark Viola and Joe Viola. Mr. Viola is in contract to purchase this property. This is a sketch plan for a luxury retreat conference center. They want to put in approximately 45 luxury cabins and a lodge. There are three different size cabins ranging from 450 to 800 square feet. There will be buildings for weddings, conferences and conventions along with a tranquil spa, gym, café and sundries. There will be trails and picturesque views.

The Board members provided feedback and asked questions. The applicant is in the process of purchasing this property and wanted to know if this project would be allowed. The Board did not identify an insurmountable legal obstacles in the sketch plan as amended at the meeting.

### **Inn at Lake Joseph**

Ruth Mary Wein presented. A survey of property that they own, revealed an encroachment of 235 feet for a driveway that had been there since the nuns. The applicant had questions about how best to proceed with this type of request. She thought she could ask for an easement but a lot line change was preferred by the Homeowner's Association. They wish to have an even exchange of land. The Board discussed lot line revision versus an lot improvement and possible deed restrictions.

There will be no change in acreage. The driveway will stay as it is. It's been there for over 100 years. After the change, the driveway will be completely on the Inn property. Chairman Robbins discussed that the property of the Inn is not part of the PUD. The property taken from the PUD is part of the Homeowner's Association.

Chairman Robbins provided feedback on how best to proceed. We anticipate this application to be on next month's agenda.

### **Other Business**

A. Cardoso expressed his frustration with the solar farm and feels they've misrepresented how much land was to be cleared. The land is being dramatically over-cleared. It's possible that they're still within the conditions discussed when it was approved but he feels we can see more clearing from the road than what was represented. The visual impact is dramatic. After discussion with J. Afzali, Chairman Robbins agreed to speak to code enforcement.

**Adjournment**

Motion made by K. Barnhart to adjourn the meeting at 8:36pm. Seconded by A. Cardoso.  
Vote: All in favor.

DRAFT