

**TOWN OF FORESTBURGH PLANNING BOARD**  
**DRAFT Meeting 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 public hearing under SEQRA from January were reviewed.  
Motion made by K. Barnhart. Seconded by A. Cardoso.  
Vote: All in favor. R. Sipos abstained.

The minutes from the last meeting were reviewed.  
Motion made by S. Hawvermale to approve the minutes as drafted. Seconded  
by A. Cardoso  
Vote: All in favor. R. Sipos abstained.

**Public Comment on Applications on the Agenda**

Mr. Miller stated that the comments made by the town supervisor are from the Planning Board Chair. He says the emails speak for themselves and those representations should be taken with a grain of salt. Also, he has attended planning board meetings in the past. He doesn't think the procedures are applied equally.

**Inn at Lake Joseph**

Grant Decker presented on behalf of the applicant. The Inn wants to swap two equal parcels to the Homeowners Association so the service driveway is completely on their property. They're requesting a lot line revision.

The attorney for the applicant, David Bavoso, indicated that there is no plan for change or intensifying of any use. Chairman Robbins asked about any deed restrictions preventing this transfer. The Board decided that there's no need to hold a public hearing.

J. Afzali confirmed that this is an unlisted action. The Board reviewed and discussed part 2 and 3 of the SEAF.

Motion made by S. Hawvermale for a negative declaration. Seconded by A. Cardoso

Roll Call Vote:

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

Chairman Robbins reviewed the definition and requirements for a lot line revision.

Motion made by S. Hawvermale to approve this application. Seconded by A. Cardoso.

Roll Call Vote:

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

This application is approved.

### **Trips 2 Win, LLC**

Glenn Smith presented on behalf of the applicant. Updated maps and site plan were submitted reflecting changes including the relocation of the propane tank and reconfiguration of the parking spaces. He also submitted correspondence with the Department of Public Works.

Chairman Robbins stated that the new site plan includes the existing lights. The general notes indicate that rental fixtures may be utilized. Mr. Smith explained that small, rental lights may be needed. They will be shielded to prevent light from impacting neighboring properties and meet dark sky requirements. Lights may be used for some social gatherings but the lights will not be permanent fixtures.

Chairman Robbins reviewed the requirements of a special use permit with the Board. One concern raised was a backup plan for parking in the event of bad weather and also offsite parking. Larger functions will have arrangements made for offsite parking and then be bussed

to the event barn. The Board also discussed amplified music. There is a potential for noise to go beyond this site and this is a residential area. This could be a potential condition for approval.

Chairman Robbins discussed emergency access with Jim Steinberg. He indicated that the fire department will not go off a hard surface. If there is an emergency, they will enter on the black top. If needed, injured people will be moved by stretcher. If there is a fire, the road will be shut down and a detour set up.

A member of the public raised a concern about Chairman Robbins' ability to preside over this matter. The Board will need to go into executive session to discuss this personnel issue.

J. Afzali explained that the Board will go into executive session under OML Section 105 1F for matters discussing potential appointment or removal of an individual from the Board.

The Board went into executive session at 7:59pm.

The Board returned from executive session at 8:30pm with no action taken.

The Board continued their review of this application. Given time constraints, the decision will not be available within the five day requirement. A two week extension was agreed upon for the decision to be written up and filed.

The Board discussed approval conditions. One point of discussion was the pedestrian bridge over the brook. The bridge is not part of the site plan. It was built without a permit and the violation hasn't been cured. Mr. Sipos explained that he's working with the DEC to get a permit. If the bridge becomes part of the venue, the applicant may need to return to the Planning Board with an amended site plan.

Motion made by S.Hawvermale to approve the special use permit an site plan with the conditions discussed. Seconded by A. Cardoso.

Roll Call Vote:

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

This application is approved.

### **Other Business**

There is no other business.

### **Adjournment**

Motion made by K. Barnhart to adjourn the meeting at 8:56pm.  
Seconded by A. Leaney-Levenson.

Vote: All in favor.

DRAFT