

**TOWN OF FORESTBURGH PLANNING BOARD**  
**DRAFT Meeting Minutes**  
**August 26, 2025**

The meeting was called to order at 7:00pm by Chairman Richard Robbins at the Town Hall in Forestburgh.

Members Present:           Anthony Cardoso  
                                  Alan Devlin  
                                  Arthur Leaney-Levenson  
                                  Richard Robbins – Chairman  
                                  Robert Sipos

Absent:                       Katherine Barnhart  
                                  Susan Hawvermale

Town Attorney:           Javid Afzali

Town Engineer's  
Representative:           Tim Gottlieb

Recording Secretary:     Billie Jean McGinnis

**Approval of Minutes**

The minutes from the last meeting were reviewed.

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

Seconded by A. Cardoso.

Vote: All in favor.

**Public Comment on Applications on the Agenda**

Yahuda Miller doesn't think it's proper to stop him from speaking. He is in support of the applications on tonight's agenda. He again stated that Chairman Robbins should be removed from presiding over matters.

**Grand Luxury Retreat**

Ryan Fellenzer of Fellenzer Engineering presented on behalf of the applicant. The applicant wants to create 42 high end luxury cabins to ranging in size from 600 square feet to 150+ square feet, ten two-bedroom units and thirty-two one-bedroom units. Also included are a 3300 square foot lodge with dining, café, laundry services, a spa and gym, hiking trails and footpaths. This falls under the Code as hotel use as a special use permit.

There is public water supply with onsite wells. They're expecting to use a well house and water treatment facility. They'll coordinate with DOH. Sanitary disposal will be provided with collection tanks and sending it to a pump station. They're coordinating electric with Orange & Rockland. They expect 100 parking spaces and roadways disbursed throughout the site. Those will meet the minimum requirements for access for fire department and other emergency vehicles.

Some of the reports from the previously proposed project were available and provided information such as a traffic study. Their report stated that there will be minimal impact to traffic. They expect similar results. They understand that these studies may need to be updated.

Chairman Robbins indicated that the engineer's report shows a number of concerns that need to be addressed. The applicant intends to supplement their submission to meet those requirements.

Much of the material from the previously proposed project are from 2008 and 2017 are outdated. The information they were given was beneficial to them. They will update these studies as needed.

Chairman Robbins referenced the Code. Specifically there are 33 items required to be included in the site plan. The applicant should be sure to address each item when they submit a more comprehensive site plan.

Chairman Robbins reviewed the EAF. There are several corrections that need to be made. In the zoning section, there are agencies referenced that do not have jurisdiction over this property. Parks that service this project site also need corrections. The water supply information will also need additional details. Septic and water system plans will also be required.

Chairman Robbins indicated that there are a number of structures noted. Dimensions will need to be noted on the EAF. We cannot move forward with SEQRA until there is a completed EAF.

A.Cardoso stated that some work was done on the infrastructure under the previous owner. Mike Nastro stated that the clubhouse has been renovated. The property has been brush-hogged to get equipment in. They're ready to do the septic.

A.Cardoso asked about the wells. Mr. Fellenzer stated that well reports are forthcoming. At least 70-100gpm are coming out of multiple wells. They'll need to submit to the DOH. They have access to the wells to get equipment in for testing. They'll have two high-yielding wells; one to be used for backup.

A.Cardoso asked if the property is intended to be used year round. Mr. Nastro stated it will have year round use with electric heat and air conditioning, gas fireplaces for the winter, swimming pool and spa are also year round.

A. Leaney-Levenson asked about paving. Mr. Nastro explained that there will be blacktop in the main parking lot. There will not be car traffic throughout the property. They expect to use shuttles. There will be pea stone topped gravel on the roads. This stone is compressed and screened material. They don't want anything commercial. They want them to look like walking paths but they will be strong enough for emergency vehicles.

A. Cardoso asked about plowing and use of salt. Mr. Nastro doesn't want to use chemicals. The walking paths will have a grain-type top to keep it all natural.

A. Cardoso asked about the usage. Rich Viola explained that hotel industry mostly are Friday – Sunday, some people arrive on Thursdays. They expect less than half occupancy during the week.

A. Leaney-Levenson asked about the event center. Mr. Viola explained that they want to bring the culture of the area and have speakers come in. Maria Shriver has agreed to come speak. They want to bring local people and those from all over the country to experience the culture of area. They expect to open this up to the community. They don't want it to be exclusive to their guests.

R. Sipos asked about lighting. Mr. Nastro explained that they'll use very low lighting for safety purposes on the paths and walkways.

Mr. Viola explained that they want to keep the environment as natural as possible. They don't want to be intrusive. They won't allow car traffic to any units. They'll have spots for picnics, ponds, sitting areas, hammocks, hiking trails, indoor & outdoor pools.

Mr. Fellenzer asked if the Board could declare lead agency tonight. Chairman Robbins explained that we need a complete EAF and application before we can designate and give notice.

This matter is tabled.

### **Cronin Subdivision**

Bob Ewald presented on behalf of the applicant. John Cronin was also in attendance. They have a house, barns, septic and well on both sides of Sackett Lake Road. They're looking to divide 140 acres into two lots divided by Sackett Lake Road. They want to keep the property in the forestry program but still allow someone to build. Lot 3 on the plans is an error.

Chairman Robbins explained that this is not a 3 lot subdivision but a land division – a natural subdivision. Mr. Cronin explained that the forestry program requires a minimum of 50 acres to remain in the program. A. Cardoso asked for an explanation of what's in the forestry program and what is not. Mr. Cronin pointed it out on a map.

Mr. Ewald explained that one lot will be 75 acres and the other 64 acres. The 64 acre lot will have an existing house, well, septic, drive etc. Mr. Cronin plans to sell the lot but still remain in the forestry program. Lot 1 is on both sides of the road. Mr. Ewald will revise the plans to show the two lots vs the three that are shown.

Mr. Ewald referred to T. Gottlieb's report. Corrected maps and application are required. A perc test is required. Once the maps are analyzed, the Board will make the decision to proceed as a land division or a two lot subdivision. The application also needs to be revised.

This matter is tabled.

#### **Other Business**

There is no other business.

#### **Adjournment**

Motion made by A. Cardoso to adjourn the meeting at 7:51pm. Seconded by A. Leaney-Levenson.

Vote: All in favor.