

**TOWN OF FORESTBURGH PLANNING BOARD**  
**DRAFT Meeting Minutes**  
**October 28, 2025**

The meeting was called to order at 7:00pm by Vice Chairman Anthony Cardoso at the Town Hall in Forestburgh.

Members Present:           Anthony Cardoso – Vice Chairman  
                                  Alan Devlin  
                                  Susan Hawvermale  
                                  Arthur Leaney-Levenson  
                                  Robert Sipos

Absent:                       Katherine Barnhart  
                                  Richard Robbins - Chairman

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. Devlin.

Vote: All in favor. Susan abstained as she was not present at the meeting.

**Public Comment on Applications on the Agenda**

There was no public comment. Correspondence was received from Mr. Yahuda Miller and is attached to these minutes as a matter of public record.

**Cronin Subdivision**

John Cronin presented an update on his application. The perc test has passed. The results were given to T. Gottlieb. He reviewed a number of items that still need to be addressed. The third lot is still listed on the bulk table. The address is missing on the survey. The locations of the perc test are not documented. The well and septic are not documented for lot 1.

The Board reviewed SEQRA Part 2.

Motion made by S.Hawvermale to issue a negative declaration. Seconded by A. Devlin.  
Vote: All in favor.

Motion made by A. Devlin to table this matter pending outstanding items discussed. Seconded by A. Leaney-Levenson.  
Vote: All in favor.

### **Grand Luxury Retreat**

Ryan Fellenzer, Joe Iraci and Mike Nastro provided an update on the project. Soil testing has started. They are coordinating with the state to get approvals for the wells. They are working with the Department of Health for approval of sub-surface septic systems. They're coordinating with O&R for electric service.

There is parking on site for approximately 130 spaces. The amenities and cabins were situated to meet minimum requirements for emergency vehicle access. They have an updated traffic study which concluded that there will be no impact.

S. Hawvermale asked about driving and parking on site. Mr. Nastro explained that there is a main lot for parking with 24 hour shuttles to the cabins and other amenities. They want minimal traffic and noise pollution. There is parking at the spa for maintenance and employees. They plan to be open to the public.

A.Devlin confirmed that the roads will be developed enough for emergency vehicles. A.Cardoso asked if the roads are paved or gravel. Mr. Nastro explained that there will be screened pea stone roads with blacktop in the main parking area. The maintenance is similar to other roads.

A.Cardoso asked if stormwater retention ponds are required. Mr. Fellenzer stated that they are researching that. They have to accommodate the runoff requirements for the state. Requirements changed in the latest update. They have a preliminary SWPPP. Mr. Nastro stated that since this was a golf course there is an elaborate drainage system.

S. Hawvermale asked about the access road. Are there any places to pull off to let oncoming traffic through? Mr. Nastro stated that they use it for two-way traffic now. The owner owns both sides of the road and can widen the road if necessary. In the current study, there was no recommendations on improvements needed. The public portion of the road goes through to the next neighbor. It's rough after the entrance but people do use that road. The main access would be from Route 42.

A.Cardoso asked about signage. Mr. Nastro is not relying on signage but anticipates using a small sign at the entrance. He doesn't want it to appear too commercial.

A.Cardoso asked if the bridge that crosses Black Brook is in good condition? The bridge is county owned and maintained.

R. Sipos asked about lighting on Tannery Road to the property. Mr. Nastro stated that they could put lighting on the telephone poles.

The applicant has received T. Gottlieb's comments and will respond to those.

Motion made by S. Hawvermale to declare lead agency. Seconded by A. Leaney-Levenson.  
Vote: All in favor.

The applicant would like to schedule a public hearing. A. Cardoso explained that it's too soon schedule a hearing. There are items outstanding.

This matter has been tabled.

**November & December Meeting Dates**

The November meeting will be held as scheduled for November 25, 2025. The December meeting will be held on December 16<sup>th</sup>.

**Other Business**

There is no other business.

**Adjournment**

Motion made by S. Hawvermale to adjourn the meeting at 7:56pm. Seconded by R. Sipos.  
Vote: All in favor.

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