

TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Meeting Minutes
December 16, 2025

After a public hearing, the meeting was called to order at 7:30pm by Chairman Richard Robbins at the Town Hall in Forestburgh.

Members Present: Katherine Barnhart
Anthony Cardoso
Alan Devlin
Susan Hawvermale
Richard Robbins - Chairman
Robert Sipos

Absent: Arthur Leaney-Levenson

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 S. Hawvermale to approve the minutes as drafted. Seconded by R. Sipos.

Vote: All in favor. K. Barnhart and A. Cardoso abstained as they were not present at the meeting.

Public Comment on Applications on the Agenda

There was no public comment.

Grand Luxury Retreat

Ryan Fellenzer, Joe Iraci, Mike Nastro and Mike Nastro Jr. provided a thorough update on the project during the public hearing.

S. Hawvermale asked about the restaurant capacity. The capacity is 100 to 120 persons.

S. Hawvermale asked for further explanation on the bio retention filter. Mr. Bruning explained that another flow spreader will be added. They're still keeping the bio retention.

Chairman Robbins asked about the two petroleum tanks that are to be removed or relocated. Mr. Nastro explained that tanks are not petroleum tanks as the drawings indicated, but are

propane tanks from the existing golf club and will be removed. The fireplaces are propane and they'll either bury the tanks or use above ground tanks that will be shielded with greenery so they are not seen. These will be included on the site plan. The structures will be heated with electric heat pumps with radiant heating in the bathrooms.

Chairman Robbins asked for an update on the wetland delineation from the DEC. They have not yet received a response.

Chairman Robbins asked if the applicant has given consideration for overflow parking. Mr. Fellenzer has considered that and they have plenty of room in various spots for overflow parking if needed.

A.Cardoso asked about noise. Mr. Nastro explained that they won't be holding rock concerts but anticipate acoustic guitars or violins etc. They don't want to disturb other guests and will have a noise cutoff at 10:00pm. The nearest neighbors are on Foster Road and will not hear any events from this project.

Other Business

There is no other business.

Adjournment

Motion made by S. Hawvermale to adjourn the meeting at 7:44pm.

Seconded by A.Cardoso.

Vote: All in favor.