

TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Meeting Minutes
January 27, 2026

After a public hearing, the meeting was called to order at 7:06pm 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

Town Attorney: Javid Afzali

Town Engineer's
Representative: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

Approval of Minutes

The minutes from last month's SEQRA Public Hearing were reviewed.
Motion made by S. Hawvermale to approve the minutes as drafted. Seconded by K. Barnhart.
Vote: All in favor. A. Leaney-Levenson abstained as he was not present at the meeting.

The minutes from the last meeting were reviewed.
Motion made by S. Hawvermale to approve the minutes as drafted. Seconded by A. Devlin.
Vote: All in favor. A. Leaney-Levenson abstained as he was not present at the meeting.

Public Comment on Applications on the Agenda

There was no public comment.

Grand Luxury Retreat

Mark Fellenzer, Joe Iraci, Joe Bruning, Mike Nastro and Mike Nastro Jr. provided an update on the project.

Mr. Iraci reviewed the landscape plan. They worked with a landscape architect and reviewed his recommendations. Trees include Norway spruces, red maples, white pines and magnolia trees. The shrubs and bushes are a series of perennials that work well together. The property has plenty of white pines so they do not anticipate having to plant any. They can transplant them from somewhere else on the property.

S. Hawvermale asked why white pines were suggested. White pines are like weeds in Forestburgh. They don't try to plant them. Mr. Nastro explained that they grow well and are already part of the forest. They're using what's there. S. Hawvermale and A. Cardoso explained that they grow quickly but lose their lower branches and you can see right through them. Mr. Nastro stated that they're branched all the way to the bottom. A. Cardoso suggested using hardwoods as Mr. Nastro explained, they lose the leaves in the fall and are no longer good for screening.

Mr. Fellenzer stated that they received correspondence from the highway superintendent and the fire company. They've addressed the concerns from T. Gottlieb's letter. There is still testing to do for the wells with the Department of Health. The DEC will be responsible for the approval on the design for the septic based on the design for the total flow on the site. They expect to develop the road and septic profiles in the next two weeks. The septic lines are not all under the road but they'll make sure the design shows the grade and slope.

Chairman Robbins and the Board reviewed, discussed and completed Part 2 of the EAF. He explained that there are some things still to be provided. These additional items could impact SEQRA, so he anticipates reserving the final determination until next meeting. Mr. Fellenzer explained that the Department of Health has to confirm well locations and the test requirements. Mr. Nastro explained that they work on their own timeframes.

Chairman Robbins would like to hold a public hearing for site plan approval and special use permit at the next meeting. He explained the notice and signage requirements to the applicant. S. Hawvermale asked the applicant to check the addresses on the vicinity map as Merriewold is listed as Merry World.

Mr. Nastro explained that a preliminary approval would activate funding. Chairman Robbins is hopeful to have a determination at our next meeting.

A.Devlin asked if there are any comments on the suggestions made by the fire department and highway superintendent. They're looking at improvements to the road. Mr. Nastro explained that the road has very rough terrain and there may be some small outcroppings or boulder head near a depression. Minor limbing would need to be done. Chairman Robbins asked about the dry hydrant near the body of water. Mr. Nastro stated there's a pond after the bridge where the water table there is high. They'll build a gravel base if needed. The landowner and fire department would need to make an application so there's lifetime maintenance.

A.Cardoso asked about the asphalt at the site entrance, widening of the road, adding pull-offs etc as recommended by the highway department. T. Gottlieb indicated that if this is for emergency vehicles, it needs to meet NFPA requirements. Plans should reflect the changes made to Tannery Road. The applicant will work with the highway department for turn around. K. Barnhart stated that some of the work recommended should be the responsibility of the Town. Chairman Robbins explained that we're only concerned with the access to the site from

Route 42. Beyond that, is a seasonal road. The plans must reflect the change to access and egress.

Other Business

There is no other business.

Adjournment

Motion made by K. Barnhart to adjourn the meeting at 8:13pm. Seconded by S. Barnhart.

Vote: All in favor.

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