

TOWN OF FORESTBURGH PLANNING BOARD
Grand Luxury Retreat
DRAFT Public Hearing Minutes for Site Plan Approval and Special Use Permit
February 24, 2026

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

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

Absent: Richard Robbins - Chairman

Town Attorney: Javid Afzali

Town Engineer's
Representative: Tim Gottlieb

Recording Secretary: Billie Jean McGinnis

Vice Chairman Cardoso opened the public hearing for site plan approval and special use permit for Grand Luxury Retreat.

Vice Chairman Cardoso: "I'm first going to start with the continuation of our public hearing, a SEQRA public hearing on Grand Luxury Retreat, site plan public hearing. Notice has been given, published and provided to the neighbors by certified mail. The application materials have been online and at town hall. The previous meeting was just on SEQRA. This will be also be on the environmental issues, this will be a broader, public comment of course is welcome related to both special use for the hotel residential zone as well as any concerns or comments regarding the site plan itself. So if the applicant wants to give a brief presentation to the public.

Mr. Fellenzer: "Just a brief presentation before we get into the public hearing.

Vice Chairman Cardoso: "Yes just a brief presentation so the public can hear what you're planning."

Mr. Fellenzer: "Of course. Ryan Fellenzer of Fellenzer Engineering representing the applicant for 80 Tannery Road Grand Luxury Retreat. So this is for a 42 high-end very luxurious cabins that

we plan to put on the site. So it's a mixture of one and two bedroom. There's ten two bedroom units and 32 one bedroom units. There's gonna be some new facilities that we are providing in terms of the amenities for the guests. One would be a spa building so you can come and have a nice day at the spa with the spa services there. There's gonna be a lodge. The lodge will actually be the existing clubhouse that's on that site for the old golf course. It's been renovated and re-used. It's about 3300 square feet. The spa itself is about 6500. We're also proposing an event center, approximately 3900 square feet for conferences, parties and banquets. There's intermittent lighting on the trails or foot paths complementing the original layout of the cart paths if you will from the prior golf course which gave us a nice layout of the one and two bedroom units and other buildings as well.

"I'll touch some of the utilities. So we're going for public water. So for water supply, we're using outside wells. We are currently in front of the New York State Department of Health for a public water supply application and I am happy to report that preliminary water quality testing on the wells and the reports that we have so far for bacteriological tests are negative. So no presence of *inaudible* or or anything like that so I think that's important to mention to the public. The application for public water in front of the Department of Health will include chlorination treatment for to be approved as a public water supply. Then we have piping that'll be dispersed from the main well house that has your storage or treatment to the various units on site. The sanitary we're proposing on site sanitary septic system so subsurface, non-visible subsurface. So we are currently in front of the New York State Department of Environmental Conservation, or DEC for a SPDES permit on that. We have previously done all our soil testing on site which has found to be suitable for what we're proposing. And then on our plans, we show the various locations of fields that were that were utilizing distribution fields there will be some dosing that we do to accommodate the various flows. We will obviously be doing a permit through the state soil as well.

"For site lighting, so we got site lighting along the main roadway. We're proposing LED lighting for typical shielded, cut off lighting shoebox style, dark sky compliant so there's no glare, upglare or anything like that. And it's just focused on the safety portion of the roadway and to maintain adequate light levels in the parking area throughout the site. Stormwater so we're complying with the latest state requirement for the 2025 stormwater manual. We're going to go bioretention on this which is a green infrastructure implement which the state is suggesting more and more applicants to use instead of like ponds or sub surface chambers. Bioretention actually enhances the visual aspect of the site. We use a form of plantings, vegetation and landscaping that makes it look, beautifies the area. So we have a few areas where size for intruding areas to the bioretention sites to accommodate that runoff. We have details on there.

"We did just give comments today actually from the board's stormwater consultant which we reviewed already. There really isn't anything major in there. We can handle and take care of those comments no problem and return them to the board. Parking, we have 130 spaces so we have a couple parking areas that are showing a right corner. Traffic study, I'd like to mention that in the latest letter technical review from Tim that there was an attachment from Collier's Engineering, your sub consultant for traffic. Our sub consultant was able to review those, but

we did get these on Monday, review those and provide some response. So we did bring a copy of his responses with me in an updated report which I can leave with your engineering consultant. But that has not changed his outlook on the traffic study which is no impact to existing traffic conditions. And last meeting, Mr. Acting Chair, we had our SEQRA public hearing which was closed and now this is our site plan public hearing. We have a couple requests tonight which I will mention after the public's input."

Vice Chairman Cardoso: "Tim, have you had an opportunity to review the SWPPP and the new information?"

T. Gottlieb: "I didn't. I just got the comments today so I sent them over to our stormwater person. They send them also to Fellenzer. So they'll have to revise plans accordingly and come back with revised plans."

Vice Chairman Cardoso: "Did you see any issues moving forward today?"

T. Gottlieb: "I think you could go forward with an approval, pending any changes for the stormwater and our comments."

Vice Chairman Cardoso: "So at this time we'll open up the comment for anyone that signed up to. B.J. has anyone signed up?"

B. McGinnis: "There's no one signed up for either one. There was correspondence that was sent in by Mr. Yahuda Miller that will be posted online and also made available to the board members."

Vice Chair Cardoso: "From anyone in the audience, is there any comment on this proposal that was just discussed? Site Plan? So I'll entertain a motion having no further public comment, I'll entertain a motion to close the public hearing."

S. Hawvermale: "So moved."

K. Barnhart: "Second."

Vote: All in Favor

The public hearing was closed at 7:09pm.