

TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Meeting Minutes
February 24, 2026

After a public hearing, the meeting was called to order at 7:09pm by Vice Chairman Anthony Cardoso at the Town Hall in Forestburgh.

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

Absent: 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.

The minutes from the last meeting were reviewed.
Motion made by S. Hawvermale to approve the minutes as amended. Seconded by A. Devlin
Vote: All in favor.

Public Comment on Applications on the Agenda

There was no public comment.

Grand Luxury Retreat

Ryan Fellenzer provided an update on the project during the public hearing. T. Gottlieb provided general comments following up on revisions that were made. He received plans today that he hasn't had a chance to review yet.

J. Afzali confirmed with T. Gottlieb that nothing received tonight would impact SEQRA determination tonight.

Motion made by S. Hawvermale for a negative declaration. Seconded by K. Barnhart.

Roll Call Vote:

K. Barnhart	Aye	S. Hawvermale	Aye
A.Cardoso	Aye	A. Leaney-Levenson	Aye
A.Devlin	Aye		

Vote carries. SEQRA is concluded.

J. Afzali will amend Schedule A. He confirmed that Tim's comments are technical and would be handled prior to issuance of a building permit.

Vice Chairman Cardoso reviewed the general conditions. The Board agreed with S. Hawvermale that this is comprehensive.

Motion made by S. Hawvermale to adopt the findings and decisions and approve the application. Seconded by K. Barnhart.

Roll Call Vote:

K. Barnhart	Aye	S. Hawvermale	Aye
A.Cardoso	Aye	A. Leaney-Levenson	Aye
A.Devlin	Aye		

This application is approved.

S. Hawvermale asked about the parking for deliveries and service people seems far from the main building. The applicant explained that the parking isn't far and there is a loading area if needed.

Eagle Creek Hydroelectric

Rebecca Vicaretti-Serrano presented on behalf of the applicant. They current system uses wood stave penstock and was built in the 1900s. They want to change out and use fiberglass reinforced polymer penstock between the Mongaup Falls dam and the surge tank. They're using the same footprint, just upgrading the material. This is a FERC licensed project and they are the lead agency. They just had a public comment period that ended so they're waiting for that. They don't have a turn around time.

K. Barnhart and S. Hawvermale asked if this is regulated by the federal government, what is left for us to do. J. Afzali explained that the Board would review the application under the special use permit and make sure it meets the standards. FERC is doing environmental and technical review. There will be a disconnect between what the DEC does and what the Board does. Some of the information is classified.

This matter has been tabled.

Other Business

Vice Chairman Cardoso mentioned that there is a sketch plan review scheduled for next meeting for Mr. & Mrs. Kaiser, proposing a gun safety school.

Adjournment

Motion made by S. Hawvermale to adjourn the meeting at 7:40pm. Seconded by K. Barnhart.
Vote: All in favor.

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