

TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Meeting Minutes
July 28, 2026

The meeting was called to order at 7:00pm by Chairman Richard Robbins at the Town Hall in Forestburgh.

Members Present: Katherine Barnhart
Anthony Cardoso
Alan Devlin
Rom Gupta
Susan Hawvermale
Arthur Leaney-Levenson
Richard Robbins – Chairman

Town Attorney: Javid Afzali

Town Engineer's
Representative Matthew Sickler

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 with the amendments discussed.

Seconded by A. Leaney-Levenson.

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

Public Comment on Applications on the Agenda

Mr. Yahuda Miller emailed comments and wanted to be sure they've been distributed to the Board members and are part of the record. Chairman Robbins told him that they have been distributed and are part of the record.

Hartwood Club – Galligan Road Land Division

Barbara Garigiano presented on behalf of the applicant. They are seeking a land division to create a 5.14 acre parcel from the recently purchased Boy Scout camp. The parcel includes

the buildings and they are cutting it out of its 923 acres. Sheet 2 is a location map. Well and septic are located on the map.

Chairman Robbins would like the septic field identified. He asked if the hand pump is the water supply to the house. Mrs. Garigliano does not know. It's the only well that's there. He asked if the spring house supplies water to the house. Mrs. Garigliano responded that it does not. The spring rights were created many years ago. She doesn't think it supplies water to anything but needed to be on the map. If someone moves in they have the right to draw upon the spring but it hasn't been used in many years.

Chairman Robbins asked if there's a certificate of occupancy on the house. When Mrs. Garigliano represented them in the past there were a few violations on the property which the Boy Scouts took care of before they closed. They were all closed out with the town. None of them pertained to the water system in the house. Chairman Robbins is concerned that the well hand pump looks old and sticks above the ground. It's within less than 100 feet from the clean out which looks new. It seems close and he's wondering if the well that supplies water to the house is this hand pump or if there's another source. That was the only well the surveyor identified. M. Sickler asked her to research to see if there's a separate well.

Chairman Robbins received public comment for this application. One comment is that the site distance at the intersection of the driveway, right of way and Galligan Road is said to be adequate but there's no demonstration of what it is. Mrs. Garigliano explained that this right of way has been there for a long time. Many boy scout campers were using this as access onto Galligan Road. A. Cardoso asked how big the road is. Assuming someone is going to live in this house. Is there firetruck access? Mrs. Garigliano explained that this will be a 50 foot wide right of way. It's 25 feet on either side of the existing road. S. Hawvermale asked about the continuation of the right of way appears to cross the Wallace property. Mrs. Garigliano explained that it's the boundary of the property.

A. Cardoso asked what's the purpose of splitting just this section of this very large piece of property off. Mrs. Garigliano responded that they don't want the buildings. The plan is to sell it to someone to live in. A. Cardoso explained that this appears to be floating in the middle of the parcel. It would make more sense to run the line to a boundary of the property. Mrs. Garigliano explained that it was discussed and it ended up being 9 acres. They didn't want to sell 9 acres. That's larger than the minimum lot size.

A.Cardoso asked what the plan is for the rest of the property. Mrs. Garigliano explained that there is a discussion at this point about carving off another parcel of vacant land. They're not going to do that in the immediate future because they want to log it first. A size has not been determined yet.

A.Cardoso stated that The Hartwood Club has come back numerous times. We don't allow applicants to come back to make what is essentially a segmentation of a larger parcel. He feels the applicant should come up with a plan for this property and present that to the Board. Mrs. Garigliano explained that she only knows that there will be a subsequent carve out of land eventually. They initially purchased this land to protect the acreage that they own to keep it forever green. S. Hawvermale asked what the purpose is to carve out another large piece of land. Mrs. Garigliano doesn't know. A.Cardoso would like a representative of The Hartwood Club to come in to discuss the plans for this property and ease some of the concerns about segmentation. Mrs. Garigliano explained that they purchased 930 acres that borders land that they already own. They don't want any structures. These are the only permanent structures. As far as the other parcel, they don't have concrete plans yet. S. Hawvermale stated that if they want to keep it forever wild, why do they want another lot change beyond this one.

K. Barnhart asked why the boundaries are so peculiar. It's an odd shape. Mrs. Garigliano explained that it could be from the forester. It could be something to do with the forestry program. It was first drawn by the forester.

Chairman Robbins asked about maintenance responsibilities. Mrs. Garigliano can't answer that. We'd like to have the terms of the maintenance responsibilities made clear.

Chairman Robbins asked about the setbacks. The front yard is the yard that faces Galligan Road. This is relevant for setback purposes. J. Afzali reviewed the definition of front yard. The gravel driveway cannot be considered a street. The front yard setback is within the code. The rear setback is required to be 100 feet and it doesn't meet it. The Code prohibits the Board to create a non-conforming lot. Mrs. Garigliano stated that our Code allows the Board to modify an existing parcel. Chairman Robbins asked if there's any reason why this lot could not have been drawn in conformity? Chairman Robbins suggested that the property line could be moved to the other side of the right of way to create a conforming lot. The Board only makes modifications if there's reason to do so. This is being created and there's no physical constraints. Mrs. Garigliano will discuss this further with the applicant.

S. Hawvermale asked for a map of a bird's eye view of the property to see the whole parcel. The inset on the final page shows the whole property. Chairman Robbins asked for a digital copy of this. Mrs. Garigliano will try to get one.

A.Devlin asked if the houses and structures are going to stay within the 5 acres. S. Hawvermale asked if they're usable. Mrs. Garigliano stated that the house is usable. It's a 3 bedroom, 1 ½ bathroom, two story house. The ranger station is filled with stuff and the garages probably are too.

A.Devlin asked if the intent is to sell to a member of the club or outside the club. Mrs. Garigliano doesn't know.

S. Hawvermale suggested a site visit. The driveway isn't gated. Chairman Robbins stated that it's passable but he's not sure the Town would accept it as a road but it is accessible.

J. Afzali suggested that Matt review the map to be sure this isn't a flag lot. Mrs. Garigliano stated that this is not a flag lot. We're creating a land locked lot with access to a road. Chairman Robbins asked if this will be a legal easement? Mrs. Garigliano responded yes, it's intended. J. Afzali confirmed that lots need frontage on a road and would need a variance. We're creating a lot that has no road frontage which would require a variance. The right of way cures the access issue but doesn't cure the road frontage issue. A.Cardoso brought up the point that the road may not be accessible by emergency vehicles. We'll need input from the fire department. Mrs. Garigliano stated that this was an existing camp, maybe the road deteriorated. Mr Robbins stated if as there are a number of "homework" items, the applicant will need to address these with their client and report back.

Other Business

Chairman Robbins explained that there's a change in SEQRA to include environmental impact on disadvantaged communities in Part 1. There are none in Forestburgh but there are in Deerpark. The EAF mapper will automatically answer if the parcel is within proximity to a disadvantaged community.

Chairman Robbins stated that the Town was contacted a few years ago about a solar farm. It's now referred to as Town Line Solar. Last week, after years of pre-application submissions, an Application has been formally submitted to the State's Office of Renewable Energy Siting – the body which the state has given full authority over utility size solar farms. As a Planning Board, for solar farm of this size, we have no jurisdiction or power or authority. The Town has a right as a town to submit comment and undertake a

review. The Town has engaged with the Town of Thompson and the County to hire a law firm and engineering firm to do that work. Our role here is not like it was with the other solar farm that was before this Board.

S. Hawvermale asked that Planning Board members be given identification cards to be used for site visits. Chairman Robbins will speak to Teresa.

Adjournment

Motion made by A.Cardoso to adjourn the meeting at 7:52pm. Seconded by A. Leaney-Levenson.

Vote: All in favor.

DRAFT