

**TOWN OF FORESTBURGH PLANNING BOARD**  
**MINUTES**  
**December 18, 2018**

Meeting called to order at 7:04pm by Chairman Richard Robbins at the Town Hall.

Members Present:           Katherine Barnhart  
                                  Anthony Cardoso  
                                  Vincent Galligan  
                                  Richard Robbins, Chairman  
                                  Robert Sipos

Absent:                       Susan Hawvermale

Attorney Present:           Jacqueline Ricciani

Recording Secretary:       Billie Jean McGinnis

**Approval of Minutes**

Minutes for November were reviewed. Final language was worked out for 148-17(K) of the subdivision code.

Motion to Approve the minutes as amended made by Katherine Barnhart, seconded by Robert Sipos.

Vote: All in favor.

**Public Comment on Agenda Items**

There are no comments from the public.

**Hartwood/Wierdsma Subdivision**

Glen Plotsky of Bavoso & Plotsky, presented on behalf of Hartwood Club/Wierdsma. The owner, Hartwood Club wants to legalize a home that was constructed in the 1980s. For various reasons, transfer documents, maps and deeds were not completed. That individual has since passed away and the family wants to file the proper paperwork.

The applicant asked if it would be appropriate to seek a General Municipal Law 239 review from the County Planning Office. Jacqueline Ricciani advised that since we do not have a complete application, the distribution cannot be approved.

Vincent Galligan asked about a recent survey. Glen explained that construction was done based on topography and where roads are. It's laid out this way because this is the amount of land the Hartwood Club is willing to transfer to make it a separately owned parcel.

Anthony Cardoso asked about a water source. Jacqueline Ricciani identified an approximate water line going to an adjacent property. Glen will identify the water source and advise the Board. Jacqueline explained that all subdivision lots need to be buildable. They must have wells, septic, setbacks, etc.

In the present state, Richard Robbins advised that the Planning Board cannot approve the application because it requires variances that the Planning Board does not have the authority to give. Richard suggests referring this matter to the Zoning Board of Appeals.

Motion to refer this matter to the ZBA was made by Katherine Barnhart, seconded by Anthony Cardoso.

Vote: All in favor.

Jacqueline Ricciani commented that there are a few issues that need to be addressed before going before the ZBA. Glen agreed to amend and present a more completed application to the ZBA.

After further discussion, Glen Plotsky is going to:

- identify the purpose of the gravel drive to the other Wierdsma lot
- identify the water source
- find out if there are other individually owned parcels and if so, when was the last subdivision done to create those parcels
- find out if there is a 911 address
- clean up the map discrepancies
- re-measure all various setbacks
- acknowledge or argue the front yard

Jacqueline commented that the ZBA meetings should be scheduled before the Planning Board meetings and not within 2 days of each other. Jacqueline will make a recommendation to the Town Supervisor.

### **Continued Review of the Draft Proposed Subdivision Code**

The board completed review of the subdivision code. Changes were made as discussed. References were corrected throughout the code.

With regard to conservation subdivision, Richard Robbins discussed minimum lot sizes with Tim Gottlieb, Town Engineer. Where there is a well and/or septic, you need 1 ½ acres minimum.

Richard proposes to keep the language for the instances where there is central water and/or sewer. Where there is private well and septic, the minimum lot is 1 ½ acres.

Jacqueline Ricciani researched park land fees in neighboring towns. Our code notes an amount that does not match our current Town Fee Schedule. Jacqueline suggested our code should refer to the Fee Schedule. The Fee Schedule can be changed, if needed, by simple resolution without having to amend the subdivision code.

Anthony Cardoso commented that, regarding fees, we want to encourage development, not discourage development. Richard Robbins asked if the Planning Board wants to make recommendation to the Town Board regarding fees. Katherine Barnhart expressed the importance to be involved in identifying fees.

The Board members discussed having a joint work session with the Town Board to review the proposed draft subdivision code allowing open discussion, answering any questions and address any concerns. They'll also provide input regarding fees.

Richard Robbins proposed to recommend a joint work session with the Town Board to review the draft subdivision code. Seconded by Katherine Barnhart.

Vote: All in favor.

#### **Planning Board Member Comments on Items Not on the Agenda**

Vincent Galligan asked if anyone has been interviewed for the vacant position on the Board. Richard Robbins advised that 3 candidates have been interviewed. The Town Board is expected to decide soon.

Robert Sipos encouraged everyone to visit the property at Hartwood to get an idea of what they are trying to do.

Richard Robbins mentioned that the IDA held a Public Hearing for Another Sky Campground. Their application for tax abatement was approved.

Motion to adjourn at 8:29pm made by Katherine Barnhart, seconded by Anthony Cardoso.

Vote: All in favor.