

TOWN OF FORESTBURGH PLANNING BOARD
MINUTES
May 28, 2019

Meeting called to order at 7:06pm by Chairman, Richard Robbins at the Town Hall.

Members Present: Katherine Barnhart
Anthony Cardoso
Alan Devlin
Vincent Galligan
Susan Hawvermale
Richard Robbins, Chairman
Robert Sipos

Attorney Present: Jacqueline Ricciani

Recording Secretary: Billie Jean McGinnis

Approval of Minutes

Minutes for April were reviewed.

Motion to Approve the minutes made by Susan Hawvermale, seconded by Katherine Barnhart.

Abstain: Richard Robbins

Vote: All in favor.

Public Comment on Agenda Items

There are no comments from the public.

Hartwood Club/Wierdsma Subdivision

Glen Plotsky of Bavoso & Plotsky presented on behalf of The Hartwood Club. In December 2018, he came before the board with a 2 lot subdivision, breaking off one parcel from the large Hartwood Club. At that time, it was identified that a few variances were required to conform to the zoning. They had insufficient lot acreage and had front yard and side yard issues. At the April 2019 meeting of the Zoning Board of Appeals, the required variances were approved to create a conforming lot. At this point, Glen requests the Board to schedule a public hearing.

Susan Hawvermale questioned the ownership at the northwest corner of the lot. The map references land owned or formerly owned by Wierdsma. She asked if they are related. The parcel is owned by other family members.

Richard Robbins proposes that a public meeting be scheduled. They discussed a 239GML

Glen explained that at the ZBA meetings, the Town Engineer suggested that notice be given to adjoining owners of the new lot and not the entire adjoining owners of The Hartwood Club. Glen sent the public hearing notice to every property owner on Echo Road and Baer Road. It was substantially fewer properties than the entire Hartwood Club adjoining owners. There were no members of the public in attendance at the ZBA public hearing.

Susan Hawvermale asked if members of The Hartwood Club are aware. Glen explained that the board for The Hartwood Club had meetings about this matter. It was their president that signed the applications. The beneficiaries are a co-applicants.

Jacqueline Ricciani explained that the parent parcel is 1900 acres and thinks it's unduly burdensome to provide notice to adjoining owners so far away.

Richard entertained a motion by Susan Hawvermale to schedule a public hearing. Seconded by Anthony Cardoso.

Vote: All in favor.

The Planning Board's next meeting is June 25th. That is primary day. The regularly scheduled meeting for June 25th will be rescheduled for June 27th. The public hearing will be held at that meeting.

The public hearing notice will be prepared by the Planning Board clerk and provided to the applicant. Jacqueline clarified with Richard that it is the applicant's responsibility to publish the notice in the Sullivan County Democrat. The clerk will also publish and post notice of the date change for the meeting.

Lost Lake Status Update

Richard Robbins provided an update on the initial site plan approval for Lost Lake. Some infrastructure was started but nothing has been completed. The developers have made a determination to sell. The Town Supervisor and Richard were contacted by a firm representing a potential buyer for Lost Lake. The buyer discussed a desire for transforming ownership to a time share model. No one appeared on behalf of the prospective buyer to explain their request.

Richard explained that there are different types of timeshare which could have different implications for the Town of Forestburgh. Richard was authorized to communicate that without an application setting forth details, no commitments could be given. As time shares had been authorized in the Final Environmental Impact Statement, the concept didn't represent an insurmountable barrier at this time. Proper application procedures would have to be followed before the Board could act.

Planning Board Member Comments on Items Not on the Agenda

There are no comments from the Board members.

Motion to adjourn at 7:42pm made by Katherine Barnhart, seconded by Anthony Cardoso.

Vote: All in favor.