TOWN OF FORESTBURGH PLANNING BOARD
DRAFT Meeting Minutes
October 27, 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:	Jeremy Valentine
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 as drafted. Seconded by K. Barnhart.
Vote: All in favor.

Public Comment on Applications on the Agenda
Fred Leaney wanted to comment on the proposed development on Rod & Gun Club Road. "I live on Rod & Gun Club Road. Built a house there about 2 years ago. Well is this supposed to be a summer community or year round? I only heard about this meeting and in fact the proposal about a week ago, so I'm starting from ground zero. I have no problem with Birchwood across the street from me except one. It's a nice looking little community until you get out to the road and then as you come around the corner and pass the main gate, it looks like a garbage dump. The fence is falling down. The uh, what do you call it, the dumpster for the garbage is overflowing most of the time Nobody ever picks up anything over there. I was told when this was all done that they were promising to build a nice fence, keep everything presentable and whatnot. I don't know. My comment is that if they're going to include this, any promises that are made, get them in writing and have them notarized and if you have a lawyer, put a performance bond into the approval exactly what they have to do and how long they have to do it and what it will cost if they don't. It's that simple. Like I said, I've got no problems with the people. My question is this, what kind of community, group, resident, do they qualify to vote in the town? If they do, that will result in 70 more families in a community where the entire

township is less than 1000 uh you're getting into a balance of power situation--which I don't particularly like. I moved into a nice rural community. I'd kinda like to stay living in a nice rural community for however much longer I've got. It took me 47 years to move out of the last house. I don't think I've got another 47 years. Thank you for listening."

Hartwood Club – Galligan Road Land Division

Barbara Garigliano presented on behalf of the applicant. She reviewed the engineer's comments. She provided a corrected EAF showing the acreage. The well and septic have been located. The boundaries have been adjusted so there is frontage on Galligan Road. There are adequate boundaries with no variance needed. Chris Knapp from the County has no issues with the map and will record it. Titles were added to identify the boundaries because the County only prints in black and white. J. Valentine stated that the front setback is from the center line and not the property line. That will be changed to 125 feet. At last meeting a question was raised about why this is a floating lot. Her client was concerned that they wouldn't be able to use the railbed to get to the other side. They will create an easement or right of way. A contract is out for sale of this parcel. This is not being sold to a member of Hartwood Club but to a local individual. Questions were raised in a recent letter. The Board needs to determine whether there's adequate sight distance. It's not a thoroughfare. There's no thru traffic. She doesn't think it's necessary to do a traffic study.

A.Cardoso asked the future subdivision of the parent parcel. Those plans are not concrete. Mrs. Garigliano explained that they just bought this property in January. They're having a forester come in. They did not want the buildings. The other structures are platforms for tents which will be taken down. The house was the only thing worth salvaging. There are no plans to develop this property. They hunt, fish and ride their ATVs. They don't plan to ever develop this property. S. Hawvermale saw a map at the site that showed other buildings. Mrs. Garigliano explained that the buildings have been removed.

Chairman Robbins confirmed that there's going to be access by way of easement. The road will be maintained by the property owner. There will be a separate road maintenance agreement. She doubts the road would be widened. Todd Petrowsky, fire chief, discussed it with the appropriate fire district and stated that the road seems wide enough.

Chairman Robbins reviewed SEQRA Part 2.

Motion made by S. Hawvermale to issue a negative declaration. Seconded by A.Cardoso.

Roll Call Vote:

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

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Chairman Robbins explained that the application can be considered. He reviewed the definition of a land division. Conditions were discussed. Mrs. Garigliano asked for a discussion about sight distance. The Board was in agreement that there is adequate sight distance.

Motion to approve this application by A. Leaney-Levenson. Seconded by K. Barnhart.

Roll Call Vote:

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

This application is approved.

40 Rod & Gun Club Road

Jacob Billig of Billig, Loughlin & Silver and Hayden Carnell of Keystone Associates presented on behalf of the applicant. Chairman Robbins reviewed the minutes from the last meeting this matter was discussed where several concerns were expressed.

Mr. Carnell provided an update. He reviewed the comments from the engineer. Their maps show fee simple lots. They're showing a maximum number of lots intended to be single family homes with well and septic and are not part of Birchwood Estates. These are preliminary plans. They're in the process of a wildlife habitat study and wetlands delineation. They're at 68 lots just by zoning which will be reduced after environmental impacts. They'll weigh the costs of central well and septic or reduce the number of lots below the 50 lots. They would request a waiver for the cul-de-sacs if it makes sense for the design. If not, they'll redesign it.

Mr. Billig also explained that they could also propose a cluster plan if that's what the Board wants. A direction is a conventional subdivision and to avoid segmentation, another direction is a conservation subdivision. It helps preserve the environment, has less impact and have buffer zones. They wouldn't increase the number of lots. They would shrink the development, and the cul-de-sacs would go away. There would be less roads. They would use less property. The conservation subdivision is an attractive option. They would ask for waivers for wetlands and steep slopes. They're a little short. They want to keep things rural. They'll talk to the client about garbage pick-up.

They're here to see if a conservation subdivision would make sense. Not increasing the number of units but to put them on smaller lots. They're looking to see if the Board would allow the waivers. They could come up with a few options. They just started exploring the idea of a conservation subdivision.

Chairman Robbins stated that the Board hasn't received anything with regards to a conservation subdivision. The Board is disinclined to provide waivers but in the right circumstances, the Board may consider waivers but that's very premature.

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Mr. Carnell stated that he'd like to get the wetlands map back and provide the actual percentages. They'll review the options of the conventional subdivision or cluster. These will be year-round homes and taxed that way. It is owned by Birchwood Estates, and they intend to sell it to a developer. At that point it will not have an association with Birchwood Estates.

A.Cardoso asked if they would they keep the extra land in conservation. Mr. Carnell stated that they'd probably increase in size because they won't have anyone to maintain this open area. Mr. Billig explained that this requires further discussion. A.Cardoso explained that the Board likes buffered zones where you can't see buildings from the road.

Mr. Billig explained that under either path, they intend to have their own amenities. The Board previously granted Birchwood Estates subdivisions of this property to create ball fields, a camp and a residential lot for a house – with a septic that had previously been built for the camp. These prior divisions would have to be combined back to the parent parcel as part of any major subdivision of this parcel—whether conventional or conservation.

They're going to prepare a SWPPP and submit a long form EAF and come back for further discussion.

A.Leaney-Levenson asked when they would do a traffic study. There's heavier traffic at different times of the year. Mr. Carnell will leave that up to the Board.

A.Cardoso asked if there was any thought to the septic if they are over 50 lots. Mr. Carnell stated that they may tie into the sewer treatment plant that Birchwood uses. There's a plan for an upgrade to the sewer treatment plant. Mr. Billig stated that these lots would be big enough to where they go the septic direction or they could potentially asked to tie into the Town of Thompson. He doubts they would allow that.

A.Cardoso asked if Birchwood has their own wells. They do. Mr. Billig stated that he's sure they'll be able to drill for water. They're not concerned but have to go through those paces.

Mr. Billig stated that there's several homework items. This is a preliminary meeting just to update the Board.

Chairman Robbins suggested that they review the requirements of a sketch plan because there are a number of items that are not before the Board for review.

A.Leaney-Levenson asked that they correct the address.

Other Business

Chairman Robbins shared that the Town's fee schedule does not include sketch plan. There is no escrow requirement. He's going to ask the Board to include a fee. It's likely an oversight.

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Chairman Robbins stated that Eagle Creek, which we granted approval for, has been ongoing. T. Gottlieb has been reviewing that work. They are on track with the requirements.
S. Hawvermale asked about the ID cards. Chairman Robbins has spoke with Teresa about them and gave her a sample.

Adjournment
Motion made by S. Hawvermale to adjourn the meeting at 8:04pm. Seconded by A.Cardoso.
Vote: All in favor.

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