

LUMBERLAND PLANNING BOARD

1054 Proctor Road
Glen Spey, NY 12737
(845) 856-8600, x229

Jess Gluckler, Chairman
Pamela Bucksbee, Secretary
Ed Gavalla, Member
Karel Konrad, Member
Barbara Listenik, Member

Susan B. Morley, Member
Sharon Sparling, Member
Jacqueline Ricciani, Attorney
Timothy E. Gottlieb, Engineer
Susan Wade, Clerk

MEETING MINUTES

519th meeting

MARCH 5, 2013

OPENING: Jess Gluckler, Chairman, called the meeting to order at 7:30 PM with the Pledge of Allegiance.

ROLL CALL: Present were: Pam Bucksbee, Ed Gavalla, Jess Gluckler, Karel Konrad, Barbara Listenik, Sue Morley, Jacy Ricciani, Tim Gottlieb, Susan Wade.

OTHERS PRESENT: Bronson Bigelow, Randy Wasson, Avroham Kunstlinger, Ben Brown, Dave Sparling, Jim Akt

REVIEW/ACCEPTANCE OF JANUARY 8 MEETING MINUTES: The minutes were accepted as presented. (note: the February meeting was not held due to the lack of a quorum.)

CORRESPONDENCE: None

PUBLIC HEARING:

Camp Simcha-site plan approval.

The regular meeting was recessed and the public hearing was opened by unanimous vote of the members. Mr. Wasson provided an overview of the projected changes to the camp's site plan previously approved in 2008. The updates include eight dorms for campers and staff, a storage building, and an arts & crafts building, and the removal of ten existing dorms and a storage building.

- The \$100 application fee had been paid.
- Certified mail receipts and return cards were submitted to the Clerk.
- An affidavit of publication in the River Reporter was submitted.
- The short form EAF was presented.
- A site visit had been made by Jess.

It was determined that the projected completion of the project will be 3-5 years, depending on fundraising. Work will commence upon approval of the site plan.

No one from the public was present to comment on the project.

The public hearing was closed and the regular meeting was reopened by unanimous vote of the members.

030513

CONTINUING BUSINESS:

Camp Simcha-site plan approval.

The Board had previously declared itself to be Lead Agency. The Board reviewed the SEQR form; a motion was made by Karel, seconded by Sue, to accept negative declaration for SEQR, and unanimously adopted. A motion was made by Ed, seconded by Barbara, and unanimously approved to grant approval to the site plan as presented, conditioned upon:

- The applicant's submission of the site plan to the DOH to review the relocation of the water lines;
- The applicant's obtaining all necessary approvals from state or local agencies;
- The inclusion of a note on the final plan indicating that if a proposed retaining wall exceeds four feet in height, plans for such will be prepared by a licensed engineer and will be provided to the Building Department;
- The third paragraph of Schedule B of the SWPPP is to be amended to exclude the language "and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities".
- Any outstanding fees shall be paid to the Town.

Bronson Bigelow – special use permit.

Tim reviewed his previously submitted comments. Discussion ensued regarding the comments about landscaping, adequacy of parking and sight access. Several members noted that the building's original use was as a church and that the existing parking had been both sufficient in area and in access to and from the road. Others commented that clearing of the landscaping would adversely affect the aesthetics of the area. Per code, handicap parking must be made available and that parking area must be paved. The applicant stated that the building will not be handicap accessible which makes the requirement for handicap parking moot. No action on these issues was undertaken by the Board; the applicant was remanded to the ZBA to seek area and front yard variances.

OTHER BUSINESS:

Dave Sparling brought to the attention of the Board an issue at Indian Head Canoe livery and campground on Route 97. A new owner of the property proposes to expand an already existing (non-conforming) campground. The owner has been notified that his plans for expansion require a Special Use Permit.

ADJOURN: 9:20 PM

Respectfully submitted,



For Pamela Bucksbee, Secretary