

**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  
Susan B. Morley, Member

Martin S. Miller, Attorney  
Timothy E. Gottlieb, Engineer  
Susan Wade, Clerk

**MEETING MINUTES**

**513th meeting**

**AUGUST 7, 2012**

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

**ROLL CALL:** Present were: Pamela Bucksbee, Ed Gavalla, Jess Gluckler, Karel Konrad, Tim Gottlieb, Marty Miller, Susan Wade.

**OTHERS PRESENT:** Jay Shafer, Richard Hotzler, Lew Powell, Nadia Rajs, Ulana Semeniuk, Pete Comstock, Dave Sparling

**REVIEW/ACCEPTANCE OF JULY 3 MEETING MINUTES:** The minutes were accepted as presented.

**CORRESPONDENCE:** None

**NEW BUSINESS:**

**Powerhouse Road – proposed subdivision.** Mr. Kristin Anderson discussed very preliminary thoughts about subdividing his 28-acre parcel on Powerhouse Road. He was advised that he would need to add a road off of his already-existing private road, and that there is a 5-acre minimum lot size.

**Powell – special use permit-accessory building.** Lew Powell presented a sketch introducing his plan to combine several small contiguous lots and to erect a garage on a lot that does not have a primary dwelling; therefore, a special use permit will be required. Simultaneously, he will be seeking a front yard variance from the ZBA for the site of the proposed building.

**CONTINUING BUSINESS:**

**#343--Glenview Subdivision.** Ed Gavalla recused himself from the Board for this discussion. It was noted that the Town Board did not adopt a local law that would have provided the Planning Board some leeway in the Planning Board's application of either the former or new zoning to this particular project. It was further noted that the Association of Towns has stated that the Planning Board does not have the ability to grant waivers such as would be needed in this situation. Ed reiterated his concerns that the process was impeded for one month as the issue of eagle taking was discussed, and an additional month due to the illness of his engineer.

**Kordowski—special use permit.** Mr. Kordowski is seeking a SUP for his accessory building, which is not accompanied by a primary building. He was provided with a checklist for the preparation of his site plan and was advised that escrow would be \$250.

**Homestead School – special use permit.**

The Board reviewed Tim's comments on the project, noting that all requirements have been met and that nothing precludes the scheduling of a Public Hearing. The applicant has asked to waive the tree siting requirement. The applicant, Pete Comstock, paid the \$100 application fee and a \$250 escrow.

Karel made a motion, seconded by Ed, that the Board be designated Lead Agency; unanimously adopted. A motion was made by Karel, seconded by Ed, to accept negative declaration for SEQR, and unanimously adopted. A motion was made by Karel, seconded by Ed, to set a public hearing for September 4 at 7:45 PM, and unanimously adopted.

**OTHER:**

It was noted that the DEC has held off until April the adoption of the new EAF form.

The Town Board should coordinate with the Sullivan County Division of Planning to conduct a tutorial of the recently enacted zoning laws.

The Board noted that it has received a letter of interest from Sharon Sparling, and that Barbara Listenik has expressed verbally an interest in applying for a position on the Board. Julana Seminuk spoke with the Board about the requirements and responsibilities of membership, as well.

**ADJOURN: 9:25 PM**

Respectfully submitted,

A handwritten signature in cursive script that reads "Pamela L. Bucksbee".

Pamela Bucksbee, Secretary