

LUMBERLAND PLANNING BOARD

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

Ed Gavalla, Vice Chairman
Pamela Bucksbee, Secretary
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

525th meeting

SEPTEMBER 3, 2013

OPENING: Ed Gavalla, Vice Chairman, called the meeting to order at 7:30 PM with the Pledge of Allegiance, after which there was a moment of silence honoring Jess Gluckler, Chairman, who passed away on August 13.

ROLL CALL: Present were: Pam Bucksbee, Ed Gavalla, Karel Konrad, Sue Morley, Sharon Sparling, Tim Gottlieb, Jacy Ricciani, Susan Wade.

OTHERS PRESENT: Dave Sparling, Jim Akt, Chad Martell, Michael McKean, Thomas LaGattata, Jack Sardina, Ivan Jukic, Michael McKean, Alex Grech, Nadia Rajsz

REVIEW/ACCEPTANCE OF AUGUST 6 MEETING MINUTES: The minutes were accepted as presented.

CORRESPONDENCE: noted below

PUBLIC HEARING: Martell Subdivision #347

The regular meeting was recessed and the public hearing was opened at 7:40 PM by unanimous vote of the members.

- ✓ The legal notice was reviewed.
- ✓ Application fee of \$250 is still outstanding.
- ✓ Mail receipts were entered into the record.
- ✓ Affidavit of publication was received and entered into the record.
- ✓ Environmental statement (SEQR) was entered into the record.

Tim's comments dated August 30 were entered into the record. Correspondence was received from the County DPEM stating that the subdivision was a matter of local determination.

Mr. Ivan Jukic of 327 Decker Road asked to review the final subdivision drawing, after which he had no questions. No one else from the public was present to make comment, and no written comments were received.

The public hearing was closed and the regular meeting was reopened at 7:50 by unanimous vote of the members.

NEW BUSINESS:

Camp Lakonda – RDM Camps, LLC

Tom LaGattuta and Jack Sardina, representing Ronen Gabbay, the owner, presented a site plan and are seeking a special use permit for Camp Lakonda. Current plans are to raze three camp bunkhouses and

replace them on the same footprint with new bunkhouses. Located in the Hillside District, which under the new zoning rules does not allow for children's camps, this activity would result in a pre-existing, nonconforming condition which would permit such reconstruction only via a Special Use Permit.

A motion was made by Pam, seconded by Sharon, to waive the requirements of a written narrative and to accept the site plan as presented. All were in favor. A motion was made by Sharon, seconded by Pam, to set the Public Hearing for October 1 at 7:45 PM. All were in favor.

CONTINUING BUSINESS:

Sand Pond Corporation Trust – #348 - subdivision.

No additional information was presented at the meeting.

Martell – #347 - 2 lot subdivision.

The Board had previously declared itself to be Lead Agency. The Board reviewed the SEQR form (Parts 1 and II); a motion was made by Karel, seconded by Sue, to accept negative declaration for SEQR, and unanimously adopted. There were no further comments or questions from Board members.

A motion was made by Sharon, seconded by Pam, to approve the request for the subdivision, subject to the payment of outstanding fees; by roll call vote, all members voted "aye".

The Resolution for the Martell Subdivision is appended to and made a part of these minutes.

Indian Head Livery

Michael McKean, representing his clients Anthony and Diane Brunovsky, presented a 2012 survey of the property. McKean was advised that a full site plan will be required and that the provisions of Section 9.5.6 of the zoning code should be used as a checklist, as part of its Special Use Permit application. He was further advised that among issues to be addressed are those of floodzones, wetlands, historical matters, and any additional concerns of the DEC, DOT or other interested parties.

OTHER: Executive session for personnel matters

The clerk was directed to contact the Town Board of the Board's endorsement of Alex Grech as a member of the Planning Board and of Susan Gregg as an Alternate member; and to request approval of the reorganization of the Board as follows:

- ✓ Chairman – Pamela Bucksbee
- ✓ Vice Chairman – Ed Gavalla (no change in position)
- ✓ Secretary – Susan Morley

ADJOURN: 9:40 PM

Respectfully submitted,



Pamela Bucksbee, Secretary

**RESOLUTION
TWO LOT SUBDIVISION
MARTELL HOLDINGS, LLC**

WHEREAS the Town of Lumberland Planning Board received an application by Martell Holdings, LLC for a minor subdivision of a 150.94 acre parcel of land, located in the Rural Residential Zoning District, and known as Lumberland Tax Map section 24, block 1, lot 1.2 into two lots designated at Lot 6A being 144.41 acres and Lot 6B being 6.53 acres; and

WHEREAS, a subdivision plan for the proposed subdivision was presented to the Planning Board at its regular meeting on August 6, 2013, by Chad Martell of Martell Holdings, LLC; and

WHEREAS, the applicant requested a waiver from the Planning Board of the requirement that the proposed street have a cul-de-sac and that the road for the proposed Lot 6B be paved; and

WHEREAS, the Planning Board determined that the proposed action is classified as an Unlisted Action pursuant to SEQRA and that a Short Environmental Assessment Form was appropriate; and

WHEREAS, following discussion, a Public Hearing for the project was approved for September 3, 2013; and

WHEREAS, the notice of the Public Hearing was duly noticed in the River Reporter and proof of mailing was submitted; and

WHEREAS, the details of the subdivision were presented to the Planning Board by Chad Martell of Martell Holdings, LLC, and during the public hearing no members of the public spoke or addressed comments or concerns to the Planning Board; and

WHEREAS, the Sullivan County Department of Planning and Environment Management determined that the project was one for a local determination and the Planning Board; and

WHEREAS, the Planning Board, on September 3, 2013, reviewed the SEQR Short Environmental Assessment Form and, after discussion, issued a determination of non-significance (a negative declaration) for the subdivision; and

WHEREAS, the Planning Board and its consultants have thoroughly reviewed the application and have considered the public comment thereon, and determined that the site plan meets the requirements for a subdivision in the Rural Residential Zoning District such that the application is in a form that is ready for action by the Planning Board.

NOW THEREFORE BE IT RESOLVED THAT, by a motion made by Sharon Sparling, seconded by Karel Konrad, at the August 6, 2013 meeting, the requirements that the proposed street have a cul-de-sac at the end and that the roadway be paved was waived due to unreasonable hardship to the applicant that would result from strict compliance with these provisions; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT, by a motion by Sharon Sparling, seconded by Pamela Bucksbee, the subdivision plan for a two lot subdivision, proposed by Martell Holdings, LLC for a minor subdivision of a 150.94 acre parcel of land, located in the Rural Residential Zoning District, and known as Lumberland Tax Map section 24, block 1, lot 1.2 into two lots designated as Lot 6A being 144.41 acres and Lot 6B being 6.53 acres was granted final approval on a roll call vote subject to the condition that all fees shall be paid to the Town of Lumberland.

Pamela Bucksbee	Aye	Sharon Sparling	Aye
Karel Konrad	Aye	Sue Morley	Aye
Edward Gavala	Aye		

By Order of the Town of Lumberland Planning Board,

Dated: September 6, 2013



Pamela Bucksbee, Secretary
Town of Lumberland Planning Board

Received:



Chad Martell