

LUMBERLAND PLANNING BOARD
1054 PROCTOR ROAD
GLEN SPEY, NY 12737
(845) 856-8600 X215

Ed Gavalla, Chairman
Sharon Sparling, Vice Chairman
Suzanne Edzenga, Member
Van Krzywicki, Member
Susan Gregg, Member
Robert King, Alternate Member

Mike Marcasciano, Member
Alex Grech, Member
Laurie Terry, Clerk
Tim Gottlieb, Engineer
Jacqueline Ricciani, Attorney

Meeting Minutes

553rd Meeting

June 7, 2016

Meeting was called to order by Ed Gavalla at 7:30 following the Pledge of Allegiance.

Roll Call: Present, Mike Marcasciano, Sharon Sparling, Sue Gregg, Van Krzywicki, Robert King, Ed Gavalla

Robert King was seated in place of Suzanne Edzenga by Chairman, Ed Gavalla

Others Present: Laurie Terry, Jim Akt, Tim Gottlieb, Jacy Ricciani, Ben Brown, Randy Wasson, Domenick DiRese, Shannon MacDonough,

REVIEW/ACCEPTANCE OF: May 3, 2016 meeting minutes.

A **Motion** to accept was made by Sharon, seconded by . All in favor.

CORRESPONDENCE: Letter from UDC

New Resource Specialist, Pete Golod introduced himself and asked to attend a meeting. The Board will invite him to a meeting in the future.

PUBLIC HEARING: None

CONTINUING BUSINESS: None

NEW BUSINESS:

Chai-Lifeline Camp Simcha Site Plan Review for Arts and Craft Building
SBL 21.-1-14.10 - Project PB002-16 Rural Residential Zone

All fees were paid and escrow funds were received in the amount of \$1,500

Mr. Randy Wasson presented the project as a 50' x 60' Arts and Craft Building which could accommodate up to 40 people at a time. (20 campers, 20 counselors).

Mr. Wasson said that the building was almost identical in size and structure to the previously approved Petting Zoo Building and pens that was approved by the Planning Board in April 2015. This building is in place of the approved Petting Zoo. The Arts and Craft Building would have two bathrooms with a 1 inch water and sewer line that would lead to an existing sewer system as shown on the plan. The water line is gravity fed. There is approximately one half acre of disturbance. It will be a concrete pad over existing ground. The Board of Health decides if sprinklers are required. This is an Unlisted Action, the short EAF is appropriate and was included in the application.

A **Motion** was made by Sue, seconded by Sharon to Declare the Board Lead Agency. All in favor.

A **Motion** was made by Sue, seconded by Mike to schedule a Public Hearing on July 5, 2016 at 7:35. All in favor.

Mr. Ben Brown was given an instruction page for notification procedure.

DiRese 3 lot minor Subdivision with a Lot Improvement and Special Use Permit
SBL 7.-9-12 & 23
Planning Project 003-16, Mohican Lake Zoning District.

All fees were paid and escrow funds were received in the amount of \$3,800. This project was presented to the Zoning Board of Appeals and was granted 6 variances on 10/28/16. The project calls for lot 7.-9-12 and 7.-9-23 to be combined and then subdivided into 3 lots. The Planning Board was provided with copies of the Decision and Resolution of the Zoning Board of Appeals findings. All of the variances were granted with the condition that the Planning Board approves the subdivision or in the case of proposed Lot #3 that the Town Board allows the parcel to be placed in the Mohican Lake Overlay District. Proposed Lot # 1 is 1.47 acres with an existing operating restaurant. Proposed Lot 2 will contain 0.39 acres and will contain an existing garage and tennis court. Proposed Lot 3 will consist of 0.04 acres and will contain an existing boat launch and gravel parking lot for the residents of Mohican Lake.

Mr. Domenick DiRese's primary goal is to subdivide this property so that the restaurant may be sold. He believes the restaurant is more saleable without the additional property. He also wished to allow via proposed Lot 3 boat access to all residents of Mohican Lake. He said that the previous owner locked a gated fence preventing access. It was noted that proposed Lot #2 will be an accessory building without a primary use building and that the size of the lot would make this a non-buildable lot.

The plan shows a chain link fence that appears to run through the road. There was discussion about how Mohican Lake's roads have moved from the travelled path

and there have been many surveys that are inaccurate. The Board wanted to know if the surveyor had done a physical inspection of the property when the revision was made in May 2016 of the 2008 survey.

Mr. DiRese was asked to:

Have the property resurveyed

Remove the tennis court from Lot #2

Remove the asphalt that is on Lot #1

Comply with the Engineer's comments

Have the fence be properly placed on the survey

The Board considered that the driveway should be 20 feet wide but may be waived because of unreasonable hardship of meeting setbacks. There will be a restriction for pop up trailers. The proposed Lot #2 is only used by owner for storage and any future building project must go before the Board. It is not a residential building lot. The Board considered the criteria for granting a Special Use Permit. The Board felt that there would not be an impact on the community as there would be no construction and no community owned property would be effected. The location and size of the project would not be a problem as no building was planned and conditions must be set out. Roads or infrastructure systems would not be impacted as structures are existing nor would any fiscal burdens be placed upon the community. The Nature and Intensity of the project was minimal and would not effect the community.

A **Motion** was made by Sue Gregg to grant the SUP and then withdrawn because the Board wants a new survey.

The Board then reviewed the 37 item checklist for subdivisions.

A **Motion** was made by Mike Marcasciano to grant the Special Use Permit, when the new survey was produced – there was no second. The motion was tabled. The applicant was asked to follow up the Conrad, Close and Ewald and expects to attend the August 2016 meeting with more information.

A budget worksheet was distributed to the members showing 2015 expenses and 2016 ytd expenses. The Board wished to request a line item labeled technology. There is often difficulty in allowing the public access to the maps that are being presented to the Board. The maps would then be presented to the Planning Board by Engineers in a digital format. The members instructed the Clerk to submitted their budget request to the Town Board.

A **Motion** to adjourn was made at 10:10 by Mike, seconded by Sharon. All in favor.

Respectfully Submitted,
Ed Gavalla
Chairman