

**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**

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

**Meeting Minutes**

552nd Meeting

May 3, 2016

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

**Roll Call:** Present, Mike Marcasiano, Sharon Sparling, Suzanne Edzenga, Sue Gregg, Alex Grech, Van Krzywicki

**Others Present:** Laurie Terry, Jim Akt, Tim Gottlieb, Jacy Ricciani, Charles Cinquemani, Bob Lander, Ben Brown, Caroline Akt, Bob King, Tristan Anderson, Diane Anderson

**REVIEW/ACCEPTANCE OF:** April 5th meeting minutes.

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

**CORRESPONDENCE:** None

**PUBLIC HEARING:** None

**CONTINUING BUSINESS:** None

**NEW BUSINESS:**

-Tristan and Diane Anderson were present to discuss a possible subdivision of SBL 12.-1-6.3 and 12.-1-8.1 They had been before the Board in August of 2013. At that time there was a question if their property had road access. The Andersons said a Title Search showed access to Powerhouse Road, we were not provided with a copy. Their engineer, John Fuller had advised that they speak to the Planning Board before proceeding. The Planning Board provided them with the information that there is a 5 acre minimum lot, parcels must be 500' wide with 100' of road frontage and that the existing parcel in is the Monguap River Valley Zone. The Board told the Andersons that they were unable to give legal guidance but advised them to submit an application for the subdivision with a plan drawn by an engineer for further review.

-Ben Brown of Chai Lifeline, Camp Simcha 21.-1-14.10 wants to amend an existing Site Plan that was approved April 2015. Change from a 30' x 50' petting zoo with corrals into a 50' x 60' Arts and Craft Building with 2 bathrooms. The Board wants a new application and site plan. Will be a new project to amend their site plan..

-Bob Lander presented a 3 lot subdivision for his client, Charles Cinquemani. Existing parcel SBL 14.-1-46.2 is a 115 acre parcel that was subdivided in Jan 2015. The Owner completed and signed the application where needed and gave checks in the amount of \$250 for fees and \$1,600 for escrow. Lot 2C may not be accessible from Sweeney Road. Mr. Lander was asked to check with the Highway Supervisor and provide confirmation to the Board. Mr. Lander stated that he will try to negotiate with the Meditation Center to allow access to the lot. Proposed Lot 2A does not meet the Code Requirements for minimum lot frontage and would need to apply for a variance thru the ZBA .The Planning Board reviewed the comments of their engineer, Tim Gottlieb. The

Applicant was advised that he will need to supply pit and perc tests and it is recommended that he hire a Hydrogeologist to address any issues relating to the wells. No EAF form was provided in the application packet. The Board requested an online LONG EAF. At this time the project has been classified as an unlisted action.

-Alex Grech questioned the procedure for drafting and filing resolutions. Is the Board able to review the drafted Resolution before it is signed? A Resolution must be filed with the Town Clerk within 5 business days making a review difficult. The Clerk will send a copy of a resolution to the Board as soon as it is received. The Attorney said that for some conditions attached to approval of a project, they can be placed on the map.

A **Motion** was made by Alex, seconded by Mike to close the regular meeting and enter into Executive Session to conduct interviews for open Alternate Member position. All in favor.

A **Motion** was made by Alex, seconded by Mike to close Executive Session and re-open the regular meeting. All in favor.

When the meeting resumed the Board decided to wait till next meeting to vote so that Chairman Gavalla could participate. Further discussion resulted in a ballot vote being held with Robert King and Carl Molony receiving the most votes. A **Motion** was made by Sharon, seconded by Suzanne to direct the clerk to send a letter to the Town Board recommending that Robert King and David "Carl" Molony be appointed to the Planning Board as Alternate Members with a term ending 12/31/16. Vote 5 Aye, 1 Nay. So carried.

The Board discussed interpretation of OML laws. Was email considered a meeting? How do you post notice of meetings? Does the Town website change the rules? Van Krzywicki will furnish the Board with Town of Thompson's documents for review.

A **Motion** to adjourn was made at 9:04 by Mike, seconded by Sharon. All in favor.

Respectfully Submitted,

Ed Gavalla  
Chairman