

LUMBERLAND PLANNING BOARD

1054 Proctor Road
Glen Spey, NY 12737
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Jess Gluckler, Chairman
Richard Plunz, Vice Chairman
Pamela Bucksbee, Secretary
Martin S. Miller, Attorney
Timothy E. Gottlieb, Engineer
Susan Wade, Clerk

Greg Bodnariuk, Member
Ed Gavalla, Member
Karel Konrad, Member
Susan B. Morley, Member
Caroline Akt, Alternate
Martha Tully, Alternate

AD HOC MEETING MINUTES FEBRUARY 24, 2012

A meeting was held in the Town Court building on February 24, 2012 at 1:00 PM.

ATTENDEES:

TOWN OF LUMBERLAND:

Tim Gottlieb, Engineer
Dave Sparling, Code Enforcement
Jess Gluckler, Planning Board Chairman
Pam Bucksbee, Planning Board Secretary
Nadia Rajs, Town Supervisor
Joe Carr, Deputy Town Supervisor
Greg Bodnariuk, Planning Board member; Zoning Rewrite committee member
Susan Wade, Planning Board clerk

APPLICANT:

Terresa Bakner, Counsel
Steve Dubrovsky, Project Mgr
Glen Smith, Engineer

The purpose of the meeting was to discuss concerns about moving the Chapin Estates subdivision project forward.

CONSERVATION SUBDIVISION REQUIREMENT:

Dave stated that the current draft of the zoning rewrite will change the language from "mandatory" to "preferred". The applicant will need to submit two sets of plans to the Planning Board; the first being a conventional subdivision and the second incorporating the conservation subdivision. The Board would then be able to make a determination. Steve mentioned that the applicant's plans in spirit exceed the conservation subdivision requirements; i.e., leave more undeveloped land than the conservation s/d requires.

EMERGENCY SERVICES:

Terresa stated that in the Bethel undertaking, a memo of agreement between the affected Town Boards was created to outline who would provide emergency services. White Lake and Smallwood serve the existing Chapin Estates, and it is anticipated that they would provide services into the extended project area. Nadia asked if these MOA conversations with the Town of Bethel should take place now; it was confirmed that this should happen. There are no water or sewer district issues to deal with.

PROCESS:

Terresa outlined that the application package and cover letter including a list of involved agencies will be distributed. Included in this packet of information will be (from the original Chapin estate project) (1) a copy of the environmental impact statement; (2) hydrologist study affirming the adequacy of water resources; and (3) an economic impact statement.

Jess signed the lead agency packets.

ROADS:

Town law requires that a private drive greater than 700 feet in length must be built to Town specifications. This requires that the road be paved. It was noted that the Planning Board could waive this requirement. Steve noted that the road in the existing project was built to Bethel specifications in every way other than the road was not topped.

The HOA will be responsible for road maintenance and plowing.

Tim mentioned that the applicant should send notification of the project to the Town of Forestburgh.

The project will proceed in three phases, and cul de sacs will be included at the end of each phase. These cul de sacs will be left in place as each phase is completed to provide turnarounds and areas where emergency vehicles could pass.

SCHOOL:

The applicant will communicate directly with the Eldred Central School regarding servicing issues. It is anticipated that parents would have to take their children to the gate, where they would meet the school bus.

TIMETABLE:

The February planning meeting was a good first exposure for the project, and the planning board expressed its intent to declare lead agency.

At the next meeting, there will be a more in-depth review of the plans.

SEQR determination will be made, and the applicant was hoping that the Public Hearing could be scheduled for April 17.

It was stated that the planning board is not currently holding workshop meetings, but the need for same could be discussed at the next meeting. It was also noted that Public Hearings are traditionally held on the first Tuesday of the month. April seemed a bit aggressive to most of the members present.

It is planned that preliminary contingent approval would be given; then approval as a whole, and then by section.

OTHER:

Perk tests would be performed by section to prove buildability of lots. Then as construction permits are applied for, the individual lot would show final placement of well and septic.

SITE VISIT:

A mutually agreeable time for a site visit for the planning board members will be determined at the next planning board meeting.

Respectfully submitted,



Susan Wade, Clerk