

LUMBERLAND PLANNING BOARD

1054 Proctor Road
Glen Spey, NY 12737
(845) 856-8600, x424

Jess Gluckler, Chairman
Richard Plunz, Vice Chairman
Pamela Bucksbee, Secretary
Martin S. Miller, Attorney
Timothy E. Gottlieb, Engineer

Greg Bodnaruik, Member
Ed Gavalla, Member
Karel Konrad, Member
Susan B. Morley, Member
Martha Tully, Alternate
Susan Wade, Clerk

MEETING MINUTES

505th meeting

JANUARY 3, 2012

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

ROLL CALL: Present were: Greg Bodnaruik, Pamela Bucksbee, Ed Gavalla, Jess Gluckler, Karel Konrad, Sue Morley, Richard Plunz, Tim Gottlieb, Marty Miller, Susan Wade

OTHERS PRESENT: Maureen Peterson, Caroline Akt, Hall Smyth

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

CORRESPONDENCE: none

CONTINUING BUSINESS:

____--**Glenview Subdivision.** No new information was presented.

____--**Petersen Subdivision.** Maureen Peterson presented a site plan/survey of the existing property. She was advised about the need to create sufficient parking space for the existing restaurant (Dips & Dogs). Escrow was set at \$400.

____--**Hall Smyth-Bloom Road Subdivision.** Tim reviewed his comments on Mr. Smyth's preliminary drawings for a proposed 2-lot subdivision. It was reiterated that two-foot topographical and wetlands delineations are needed on Lot 2B. Soil testing will be held in abeyance until the wetlands delineations are made, but the potential for road access will need to be included. Mr. Smyth questioned the need for archeological studies, stating that there is no disturbance to existing land, so a study should not be required. It was then agreed by all that the subject land is outside of the State's archeological area of interest. Regarding studies for endangered species, Mr. Smyth again stated that since the remaining lots are untouched, no such study should be needed. The Board responded that the remaining lot(s) have to be proven to be buildable, and absent an environmental study, this determination can not be made. Mr. Smyth will consider alternative uses for the 20 acre parcel.

NEW BUSINESS: none

OTHER:

- ✓ The Board interviewed Caroline Akt for the Alternate position available on the Board, after which the Board voted unanimously to recommend to the Town Board that Caroline be appointed to the position.

ADJOURN: 9:10 PM

Respectfully submitted,

A handwritten signature in black ink, reading "Pamela L. Bucksbee". The signature is written in a cursive style with a long, sweeping underline.

Pamela Bucksbee, Secretary