LUMBERLAND PLANNING BOARD
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Caroline Akt, Alternate
Martha Tully, Alternate

MEETING MINUTES

507th meeting **MARCH 6, 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, Caroline Akt, Martha Tully, Tim Gottlieb, Susan Wade. Marty Miller joined the meeting in progress.

OTHERS PRESENT: Sophia Martynec, Hall Smyth, Terresa Bakner, Steve Dubrovsky, John Burrow, Maureen Petersen

REVIEW/ACCEPTANCE OF FEBRUARY 7 MEETING MINUTES: The minutes were accepted as presented.

CORRESPONDENCE: none

CONTINUING BUSINESS:
____--Glenview Subdivision. The project is awaiting additional engineering; thus, no new information was presented.

____--Petersen Subdivision. Tim reviewed his written comments. The requested 2-foot topography was added to the drawing, as requested. Verbal agreement was received from the DOT that there is sufficient site distance for a future driveway into the residential lot. The rear of Lot 3 contains wetlands that may or not be federally restricted. This should be noted as a possible restriction on future development. There still needs to be indicated on the plan the sufficiency of space for a ten foot buffer around the commercial parking area. The public hearing is scheduled for April 3 at 8:00 PM.

The Board recessed the regular meeting and moved into Public Hearing at 7:55 PM.

PUBLIC HEARING: ____--Hall Smyth-Bloom Road Subdivision.
- ✓ It was noted that the application is on file.
- ✓ The application fees and escrow funds have been paid.
- ✓ Ten certified mail receipts were surrendered for the file.
- ✓ The affidavit of publication of the meeting notice in the River Reporter was surrendered for the file.

- ✓ The Environmental Statement (SEQR) had previously been presented as part of the application.
- ✓ Sophia Martynec asked whether there are plans to develop the remaining 42 acres of land. Mr. Smyth responded that there are no current plans. The drawing does include a connection to the roadway, to the land which had previously been landlocked.

It was noted that some issues still remain regarding demarcating of 2-foot topography. With the applicant's consent, the Public Hearing was recessed and will reopen on April 3.

The Board voted to close the Public Hearing at 8:30 PM and reopen the regular meeting.

CONTINUING BUSINESS (continued):

Chapin Estates. Terresa Bakner, Attorney for Chapin Estates, and Steve Dubrovsky, Project Manager, represented the project.

- ✓ It was noted that a meeting was held on February 24 with representatives of the project, Town Board, Code Enforcement, Zoning Rewrite Committee, Highway Department Supervisor and Town Engineer, to which three members of the Planning Board were invited, to address the applicant's concerns about certain provisions of the proposed new zoning for the Town. Of particular concern was the requirement to establish conservation subdivisions; the applicant was advised at that time of the Rewrite Committee's change of the subject language from "mandatory" to "preferred". Other items were discussed at that meeting and were recorded in minutes taken by the Planning Board clerk.
- ✓ Noting that the applicant does not intend to pave the road, Karel asked what would be a good reason not to pave, since this would be a departure from Town requirements. Ms. Bakner responded that the road will be perpetually the responsibility of the homeowner association, that it will conform in every other way to Town requirements, and that the DEC prefers more roads to not be blacktopped but be more pervious.
- ✓ It was noted that the Lead agency coordination notice was processed on February 24. To date, one response has been received, a letter of agreement from the Town of Bethel Planning Board. The DEC and Towns of Forestburgh and Thompson still need to respond, or Lead Agency could not be declared until March 25. Rich opined that the secondary impacts on the Town of Bethel are substantial, and inquired as to whether they should have joint responsibility.
- ✓ Rich inquired about the effects of the proposed development on the watershed, stating that this was a highly-public issue in Bethel. A hydrologist should address any potential issues regarding potable water and septic, and their impact on the watershed.
- ✓ Ms. Bakner referenced a fiscal impact analysis undertaken in 2007.
- ✓ Mr. Dubrovsky has spoken preliminarily with both Smallwood and White Lake emergency services providers and they have agreed to take on the responsibility for emergency services.
- ✓ Ms. Bakner recommended that the Board schedule a site visit to the existing development to observe the clearing restrictions by which construction would proceed. In the existing community, cleared space is approximately one acre plus road space per lot. Marty advised that a site visit would be a public event, to which any interested community member would need to be accommodated.
- ✓ Tim noted that preliminary written comments have been provided, and are appended to the file. He noted that the most significant issue currently would be which lots need to be tested. He will coordinate this work between his office and Glen Smith, the project engineer.
- ✓ The Board voted unanimously to schedule a workshop meeting on March 22 at 7:00 PM to discuss SEQR issues.

NEW BUSINESS:

John Burrow - Hollow Road lot improvement. Mr. Burrow presented a drawing showing the current and proposed lot line changes, as well as a letter from the neighbor agreeing to the change. It was noted that one of the affected lots, which is currently non-conforming with current zoning requirements, would be less non-conforming as a result of this change. The change does not create any non-conformity of the second lot. Mr. Burrow prepared an application and short form SEQR, which the Board reviewed. Sue made a motion, seconded by Rich, to declare this an unlisted action under SEQR and that there is no adverse environmental impact. The SEQR was accepted unanimously. The Board voted unanimously to approve the lot line change. The fee of $50 was paid. Mr. Burrow will return to have the plans and mylar stamped at a future date.

OTHER:

Discussion ensued regarding the propriety of scheduling workshop meetings.

ADJOURN: 10:15 PM

Respectfully submitted,

Pamela Bucksbee

Pamela Bucksbee, Secretary