

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

496th meeting

APRIL 5, 2011

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

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

OTHERS PRESENT: Paul Brennan, Nadia Rajsasz, Jay Shafer, Sandy Barone

REVIEW/ACCEPTANCE OF MARCH 1 MEETING MINUTES: The minutes were accepted as presented.

CORRESPONDENCE: see below (OTHER)

The Board recessed the regular meeting and moved into Public Hearing at 7:45 PM.

PUBLIC HEARING: #342 Malone subdivision.

Paul Brennan represented Virginia Malone before the Board.

- ✓ It was noted that the application is on file.
- ✓ The application fees and escrow funds have been paid.
- ✓ Certified mail receipts and return cards were surrendered for the file. Eleven notifications were sent; ten receipt cards were returned.
- ✓ 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.
- ✓ No one from the public was present to comment.

A few open items remain for Mr. Brennan to address:

- ✓ Contour lines on the site plans that accompany the survey as indicated by the Planning Board Engineer.
- ✓ DEC buffer zone, if a factor, needs to be shown on the survey map.
- ✓ Letter needed from the DEC Natural Heritage listing what threatened and endangered species are on location.

The applicant consented to leaving the Public Hearing open until May 3 at 7:45 PM.

The Board voted to close the Public Hearing at 8:15 PM.

CONTINUING BUSINESS: #39 Okeechobee Road – lot line change.

Lanette Krikorian has not been in contact with the Board since the January 4th meeting; therefore, the maps have not yet been signed off.

NEW BUSINESS: #58 Sandy Barone – special use permit for kennel.

Mr. Barone, 35 Black Forest Road, presented an application for a kennel license at the same site. Mr. Barone presently has seven (Rottweiler) dogs that he raises and shows. His property is 11 acres, and he is under contract for an additional three acres. Mr. Barone was instructed that he will need to provide a site plan prepared by an engineering firm showing where the proposed kennel facility will be placed. It was also recommended to Mr. Barone that he assure that there are no restrictions to such activity in the Black Forest community. When Mr. Barone presents the site plan, the date for the public hearing will be set. Because Mr. Miller is the attorney for both Mr. Barone and the Black Forest Community, he will need to recuse himself from deliberations in this matter before the Board.

OTHER:

- ✓ Nadia Rajs, Supervisor, addressed the Board about the Steering Committee being formed to investigate opportunities for waterfront revitalization along the Route 97 corridor, starting at CR 31. She and Sue Weber are leading the committee, the objective of which is to spruce up existing businesses and possibly entice new businesses into that corridor. Grant money is available for the study. She also discussed a “Main Street Grant” opportunity, in which businesses can receive reimbursement of up to 75% of their investment in their existing dwellings. These opportunities will be discussed at the Town Board meeting on April 13, and the Steering Committee is meeting on May 1. Nadia also shared preliminary conceptual drawings for a welcome/rest area at the intersection of Routes 97 and CR 31, and loaned the drawings to Ed Gavella for his consideration and input.
- ✓ The Board received a letter of interest from Elayne Kling regarding the vacant alternate position on the Board. Ms. Kling will be invited to the next regularly scheduled meeting on May 3 to meet with the members.
- ✓ The Board reviewed continuing education opportunities presented by the Orange County Municipal Planning Federation. It also reviewed a letter from MJS Engineering & Land Surveying, PC, in which the president of the firm offered to hold continuing education seminars on site at no cost to participants from the Planning Board and ZBA. The Town Board will be requested to approve of this action. If such approval is obtained, the Clerk will contact the firm.

ADJOURN: 8:55 PM

Respectfully submitted,


Pamela Bucksbee, Secretary