

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

497th meeting

MAY 3, 2011

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

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

OTHERS PRESENT: Sandy Barone, John Fuller, Nicolay Domansky, Jackie Gaillard

REVIEW/ACCEPTANCE OF April 5 MEETING MINUTES: The minutes were accepted as presented.

CORRESPONDENCE: none

PUBLIC HEARING: #342 Malone subdivision. Paul Brennan had contacted the clerk prior to the meeting to say that the list of open items from last month's proceedings was not yet completed. The Board will leave the public hearing open to June. No one from the public was present to speak on the Malone subdivision issue.

OLD 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.

CONTINUING BUSINESS:

#58 Sandy Barone – special use permit for kennel. Mr. Barone, 35 Black Forest Road, presented a survey map of his property. He was advised that he needs to present to the Board an engineered site plan showing the location of the kennel.

Valley Resources Subdivision. As previously requested by the Board, John Fuller updated the Board on progress to date at Brookside Drive. (Section 3F Block 1 Lots 34 & 35). Marty Miller advised the Board of recent changes at the State level that allow local Planning Boards to extend preliminary approvals beyond a two-year period. Karel made a motion, seconded by Richard, to grant an additional six-month extension, with the stipulation that Mr. Fuller, or another representative of Valley Resources, meet with the Board at its regularly scheduled meeting on November 1, 2011 to update the Board on progress to date. The motion was unanimously carried.

NEW BUSINESS:

Nicolay Domansky. Mr. Domansky met with the Board to get clarification as to whether he can relocate the proposed location of a house he wishes to build on Lot 2 of a three-lot subdivision on White Road. After much discussion, Mr. Domansky was directed to present an engineered site plan that will show the new location of the proposed house, proposed well and septic, topography, wetlands, and the impact of the proposed changes on the adjoining lots.

Jackie Gaillard. Ms. Gaillard sought information about combining four small contiguous parcels of land at Mohican Lake. Mr. Miller advised her that this could be accomplished by working with the County Treasurers' Office and then filing a letter of request with the Town Assessor's office. Planning Board action is not required.

ADJOURN: 8:45 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Pamela Bucksbee". The signature is written in a cursive, flowing style.

Pamela Bucksbee, Secretary