

**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**

**499th meeting**

**JULY 5, 2011**

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

**ROLL CALL:** Present were: Pamela Bucksbee, Ed Gavalla, Jess Gluckler, Sue Morley, Richard Plunz, Martha Tully, Tim Gottlieb, Marty Miller, Susan Wade

**OTHERS PRESENT:** Sandy Barone

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

**CORRESPONDENCE:** copies of two letters were distributed and supporting documentation was retained on file, received from Pam Shane regarding the Barone special use permit matter.

**PUBLIC HEARING: #342 Malone subdivision.** No representative for this issue was present. The Board will continue leave the public hearing open to August. 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 4<sup>th</sup> meeting; therefore, the maps have not yet been signed off.

**CONTINUING BUSINESS:**

**#58 Sandy Barone – special use permit for kennel.**

- ✓ Mr. Barone and his legal counsel, Marty Miller, presented a site plan, as well as letters of consent from two neighbors. Much discussion ensued.
- ✓ Mr. Barone stated that NYS Ag & Markets required him to obtain a license, and he has made that application. Richard asked if that was required for a business, and Mr. Barone answered affirmatively.
- ✓ Pam stated that Mr. Barone should show proof of receipt of the license or a letter stating that it is not needed.
- ✓ It was determined that Mr. Barone is seeking the special use permit for a non-commercial kennel. He is not seeking approval of a home-based business.
- ✓ Mr. Miller stated that in regards to the correspondence received from Pam Shane, it should be noted that she is not a resident of the town or the county, and it was his opinion that she had no standing in this proceeding.

- ✓ Sue made a motion, seconded by Ed, to declare the Planning Board lead agency in this matter; passed unanimously. The public hearing was set for August 2 at 7:45 PM.
- ✓ Martha noted that the site map did not show conformity with the 300 foot setback that is required under existing kennel zoning.
- ✓ It was determined that the site plan needed to be revised, and the possible need to get a zoning variance was noted.
- ✓ Sue made a motion, seconded by Ed, to rescind the public hearing, until the site plan review is complete. It was noted that if necessary, one public hearing could be held for both the ZBA and Planning Boards.

**ADJOURN:** 8:45 PM

Respectfully submitted,

A handwritten signature in black ink, reading "Pamela L. Bucksbee". The signature is written in a cursive, flowing style with a prominent initial "P" and a long, sweeping tail.

Pamela Bucksbee, Secretary