

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

501st meeting

SEPTEMBER 6, 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, Pamela Bucksbee, Ed Gavalla, Jess Gluckler, Karel Konrad, Sue Morley, Richard Plunz, Martha Tully, Tim Gottlieb, Marty Miller, Susan Wade

OTHERS PRESENT: Paul Brennan, Lew Powell

REVIEW/ACCEPTANCE OF August 2 MEETING MINUTES: The minutes were accepted as presented.

CORRESPONDENCE: comments from Tim Gottlieb re: Malone subdivision were distributed.

PUBLIC HEARING: #342 Malone subdivision. The regular meeting was closed and the public hearing was reopened upon unanimous vote of the members. Paul Brennan distributed updated subdivision survey maps and engineering drawings. The documents were deemed to meet all technical requirements. There were no comments from the public. The public hearing was then closed upon unanimous vote of the members.

CONTINUING BUSINESS: #342 Malone subdivision. The Planning Board had previously declared itself lead agency in this matter. Tim Gottlieb reviewed the SEQR form; a motion was made by Sue, seconded by Greg, to accept negative declaration for SEQR, and unanimously approved. A motion was made by Ed, seconded by Greg, to approve the subdivision as presented, and unanimously approved. The plans and mylars were then stamped.

NEW BUSINESS:

#40--Cochrane lot improvement. Lew Powell as representative for the Cochranes, submitted plans for a lot improvement to accommodate a dock on the shore of Mohican Lake. The lot improvement will add a piece to two Cochrane properties by removing existing lot lines. The \$100 filing fee had previously been paid. A motion was made by Sue, seconded by Pam, to accept negative declaration for SEQR, and unanimously approved. A motion was made by Ed, seconded by Greg, to approve the lot improvement as presented, and unanimously approved. The plans and mylars will be stamped at a later date.

OTHER BUSINESS:

The clerk presented a letter and survey map from **Stahl** seeking guidance on a **proposed lot improvement** to move existing lot lines. Upon review of the survey map, the Board determined that the

Mink Trail which abuts the proposed lot line change is privately owned, and instructed the clerk to notify the Stahls that they need to present to the Board an application signed by that owner, as well as a map.

The clerk presented a letter from **Jose Menendez** seeking guidance in the combination of two lots in Black Forest. The clerk was directed to instruct Mr. Menendez to present a survey map showing the existing lots and where the line would be eliminated. Mr. Menendez should be further advised that the lot line change would be subject to any restrictions that Black Forest might have.

The Board was advised that **Sandy Barone** has outstanding escrow fees of \$697.50 due to the town for his aborted kennel license proceeding.

There was general discussion of possible development within the Town of both a residential and commercial nature.

ADJOURN: 8:50 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Pamela Bucksbee".

Pamela Bucksbee, Secretary