

LUMBERLAND PLANNING BOARD

1054 Proctor Road
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Jess Gluckler, Chairman
Richard Plunz, Vice Chairman
Pamela Bucksbee, Secretary
Martin S. Miller, Attorney
Timothy E. Gottlieb, Engineer
Susan Wade, Clerk

Greg Bodnaruik, Member
Ed Gavalla, Member
Karel Konrad, Member
Susan B. Morley, Member
Caroline Akt, Alternate
Martha Tully, Alternate

WORKSHOP MEETING MINUTES

508th meeting

MARCH 22, 2012

OPENING: Jess Gluckler, Chairman, called the meeting to order at 7:00 PM with the Pledge of Allegiance.

ROLL CALL: Present were: Greg Bodnaruik, Pamela Bucksbee, Jess Gluckler, Karel Konrad, Sue Morley, Caroline Akt, Martha Tully, Tim Gottlieb, Susan Wade. Marty Miller joined the meeting in progress.

EXECUTIVE SESSION: At 7:01 a motion was made and seconded to recess the regular meeting and go into Executive Session, for the purpose of discussing organizational issues and to discuss the need for formal training in technical areas as well as meeting procedures. At 7:30 a motion was made and seconded, to close Executive Session and reopen the regular meeting.

OTHERS PRESENT: Jay Shafer, Hall Smyth, Glenn Smith, Terresa Bakner, Steve Dubrovsky, James Bates, Dorothy Davies, Mark Davies, Maureen Petersen

NEW BUSINESS: Davies Subdivision – Dorothy Davies and Mark Davies made preliminary inquiry into the procedure for subdividing the property on Sweeney Road. The question arose regarding why the site plan was not previously signed off. It was noted that a variance may be required for this subdivision to occur. It was also noted that the requirements of the commercial activity (the bed & breakfast) should not be voided in the subdivision process, and that the proposed demarcation would leave an accessory building without a primary dwelling.

CONTINUING BUSINESS:

#345-Hall Smyth – Bloom Road Subdivision. Tim received the updated plans on March 21 and noted that they comply with all previously noted requirements. The public hearing will be reopened on April 3 at 8:00 PM.

#344-Petersen Subdivision. Tim received the updated plans and noted that they comply with all previously noted requirements. The public hearing had previously been scheduled for April 3 at 7:45 PM.

#346-Chapin Estates. Terresa Bakner, Attorney for Chapin Estates; Glenn Smith, Engineer; and Steve Dubrovsky, Project Manager, represented the project.

A letter from the Town of Forestburgh was entered into the file wherein no objection was expressed regarding the Town of Lumberland Planning Board acting as lead agency for the proposed subdivision.

Ms. Bakner presented letters from:

- ✓ Alpha Geoscience addressing the sufficiency of water;
- ✓ Orange & Rockland stating that they will provide electric service to the project;
- ✓ Smallwood-Mongaup Valley Fire Department stating that they would provide fire protection to the new development; and
- ✓ Bethel Volunteer Ambulance Corp. stating that they would be able to provide aid to the new development.

The following items were discussed:

- ✓ Tim stated that future site plan submissions should include the well locations of existing properties closest to the proposed development sites.
- ✓ Martha questioned the sufficiency of cul de sacs to serve more than 7 miles of private roads. Tim opined that the plan is sufficient as it meets code specifications and would allow for 45 lots to be built out. The applicants' plan is for 43 lots.
- ✓ Items addressed in the DEC letter:
 - DEC does not object to the Town being lead agency.
 - Disturbance of the bank of Swinging Bridge Reservoir. The applicant is not seeking any permits from the DEC because the design precludes any disturbance.
 - Per applicant, there are no DEC wetlands within the proposed site, only Army Corps of Engineers, which does not have a prescribed buffer as does the DEC.
 - Per applicant, the project does not require a stormwater permit. Each lot would provide for runoff.
 - James Bates, a consultant from Ecological Analysis, addressed points 3 and 5 of the DEC letter. He stated that salamanders would not be adversely affected because no vernal pools or areas of standing water exist on the site. The closest eagles nest is about 1400 feet, located at Cliff Lake, not Swinging Bridge. Although both Cliff Lake and Swinging Bridge are feeding areas for eagles, there will be no disturbance within 150 feet of Swinging Bridge. The applicant noted that they would provide a written response to the DEC regarding the lack of vernal pools on the site.
- ✓ Martha noted that the DEIS for the earlier Chapin buildout addressed rattlesnakes. The applicant responded that rattlesnakes exist in the Mongaup Preserve but not in the area of the proposed construction and noted that the DEC did not include rattlesnakes in their comments.
- ✓ The potential generation of traffic from the new lots was discussed. A previous study was performed and was evaluated as if the prior subdivision was all built out; at this time it is less than ½ built out. The Bethel Planning Board has not required a follow-up study, as had been provided for. Tim suggested that the Lumberland houses be added to the traffic study and the applicant agreed to do so.
- ✓ It was noted that the maps show slopes exceeding 15%, with a maximum slope of 8.1% on roads. It was also noted that the site includes 10-12 different soil types.
- ✓ The applicant presented maps utilizing conservation subdivisions, which they state would create three times the disturbance to topography. Such a plan would allow for 51 lots but would require 13 cul de sacs.
- ✓ Glenn Smith presented a marked-up SEQRA for the Board's review, stating that it could be used as a worksheet, and walked the Board through it. The Board noted that these responses are from the developers' perspective and that reliance on this assessment would be premature.
- ✓ The Board requested the DEIS for Swinging Bridge to be made available in electronic format.

- ✓ It was noted that the Town of Forestburgh requested that copies of all plans, reports and other relevant information regarding the subdivision application and SEQRA be provided to the Town Board. The applicant stated that they will comply with this request.

ADJOURN: 10:00 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