TOWN OF LUMBERLAND

ZONING BOARD OF APPEALS

1054 Proctor Road
Glen Spey, NY 12737
(845) 856-8600, x424

Lewis T. Powell – Chairman
Kenneth Van Tuyl – Vice Chairman
Robert M. Grimm – Secretary

Terri Fountain -- Member
David Leamon – Member
Susan Wade -- Clerk
Martin S. Miller -- Attorney

December 20, 2011

The 265th meeting of the Zoning Board of Appeals was called to order at 7:30 PM by Lewis T. Powell, Chairman followed by the pledge of allegiance.

PRESENT: Lew Powell, Ken Van Tuyl, Bob Grimm, Terri Fountain, Susan Wade.

OTHERS PRESENT: Jim Akt

READING OF THE MINUTES: Motion made by Bob, seconded by Ken, to approve the minutes of the November 15, 2011 meeting as presented. Unanimously carried.

CORRESPONDENCE: None

NEW BUSINESS: None

PUBLIC HEARING: Cochrane area variance.
Bob made a motion, seconded by Terri, to recess the regular meeting. Unanimously carried. Ken made a motion, seconded by Bob, to open the Public Hearing at 7:40 PM.

The legal notice was read. The Application fee had been paid in November. The Certificates of Mailing for all 31 neighbors were received, as was the Affidavit of Publication and Environmental Statement (SEQR). Terri noted that she had made a site visit. A proxy allowing Lew Powell to represent the Cochranes was included in the file.

The survey map was reviewed again. No one from the public was present.

Ken made a motion, seconded by Terri, to close the Public Hearing. Unanimously carried. Bob made a motion, seconded by Ken, to reopen the regular meeting at 7:50 PM.

HELD CASES: Lew prepared page 1 of the Short Form EAF on behalf of the Cochranes, and the Board together completed page 2. Terri made a motion, seconded by Bob, to declare this an unlisted action under SEQR and that there is no adverse environmental impact. The SEQR was accepted by unanimous voice vote (Terri, Ken, Bob – Lew recused himself from the vote since he had represented the Cochranes).

The Board then reviewed the draft findings of fact; Terri made a motion, seconded by Bob, to accept the language included therein; approved by unanimous voice vote (Terri, Ken, Bob – Lew recused himself from the vote).

OTHER BUSINESS:

- ✓ Year-end vouchers were signed.
- ✓ Ken informed the Board that he will be stepping down from the Board effective at the end of 2011. The other members thanked Ken for his many years of service both to the ZBA and the Planning Board.
- ✓ Ken made a motion, seconded by Terri, to nominate the following officers for 2012: Lew, Chairman; Bob, Vice Chairman; Terri, Secretary. Unanimously carried.
- ✓ Lew recommended that Dave be terminated from service to the Board due to a lack of attendance.

ADJOURN: Motion made by Bob, seconded by Ken, to adjourn at 8:10 PM.

Respectfully submitted,

Robert M. Grimm, Secretary