

**Minutes**  
**Town of Northumberland – Planning Board**  
**January 17, 2006**  
*(Corrected and Approved – February 21, 2006)*

**Page 1**

**Present:** Patricia Bryant, chairperson, James Heber, Wayne Durr, Susan Martindale, Ed Martin

**Absent:** Brit Basinger, Jeff King, Kevin Pumiglia and Kevin Gifford

**Town Employees Present:** Doug Ward, Town Attorney, Howard Doster – Town Engineer, Richard Colozza – Town Code Enforcement Officer, Deborah Colozza, (Interim) Planning Board Clerk

Patricia Bryant opened the public hearings at 7:10 p.m.

**Public Hearings**

**Major Subdivision**

**Application # 0008-05**

**Applicant: Estate of Blanche Zuckerman**

Harris and West River Rd

Gansevoort, NY 12831

Location: Harris and West River Rd.

SBL#: 131.-1-10.12

Acres: 28

Number of lots: 4

Zoning: Agriculture

Representative: John Zuckerman for the Estate

Surveyor: Paul Tommell

The Board received late notice that there would not be a representative for the Estate at the meeting due to not having received materials to allow them to move forward. Since this is a scheduled public hearing and there were people in the audience the Board heard comments related to the application.

Rob Foster had concerns about a possible shared driveway and who would share the drive? James Heber noted that with a keyhole type lot the shared drive is deeded to each owner of each parcel.

Dick Walton raised concerns about enough room for emergency vehicles should they need to get to the two locations on the drive area.

James Heber noted that as the driveway is constructed to the two lots that the requirements will be in place to be sure that ample space is there for any emergency vehicles to get in and get out.

Rob Foster asked how the drive would be constructed around the wetlands in the location and whether the subdivision can be approved with wetlands in the area.

James Heber noted that a permit would need to be obtained for the crossing of wetland areas before any construction would take place.

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David Hoffman asked about provisions being made or considered for leach field and waste flow. James Heber noted the septic designs would need to be drawn as an engineered system to provide for safe leach field and drainage.

Howard Doster also noted that the NYS Department of Health would have to give approval on the single lots for the water and septic as well.

Rob Foster asked about the abandoned rail cars on the lot what the Board thoughts were on those being on the lot.

Patricia Bryant noted that the Board has already requested that the railcars be removed and that once any approvals may be given it will already be noted that from the time of Board approval the Estate will have 6 months in which to have the cars removed.

James Heber noted that any approval given to the subdivision would only be done on a contingency of the removal of the cars. Construction would not be able to begin until the rail cars are removed – to the satisfaction of the Town.

Patricia Bryant asked for any other comments – there were none - since there was no one from the Estate present the Board will keep the Public Hearing open until the plans are ready to move forward.

The regular monthly meeting of the January Planning Board began.

**Old Business**

**Major Subdivision**

**Application # 0008-05**

**Applicant: Estate of Blanche Zuckerman**

Harris and West River Rd

Gansevoort, NY 12831

Location: Harris and West River Rd.

SBL#: 131.-1-10.12

Acres: 28

Number of lots: 4

Zoning: Agriculture

Representative: John Zuckerman for the Estate

Surveyor: Paul Tommell

**ACTION TAKEN:**

Since there was no one from the Estate present the Board tabled this application until the February meeting – with the intent that the applicant will be ready to move forward. The Board heard comments during the Public Hearing on this application and will consider them as the application moves forward.

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**Minor Subdivision**

**Application # 0012-05**

**Applicant: Dwight Flanders**

4852 Rte 50

Gansevoort, NY 12831

Location: 107 Gurn Springs Rd.

SBL#: 103.-3-10.1

Acres: 12.82 (creating 2 lots, 1-5acre and 1-7.82 acres)

Zoning: Agriculture

Dwight Flanders had new maps drawn up to accommodate the setbacks as indicated by the Board previously that needed some adjusting.

The application received a favorable response back from Saratoga County Planning Board.

There were no additional comments from the Board regarding the application. Patricia Bryant closed the Public Hearing that had been held open from the January meeting.

The Board reviewed the SEQRA application. James Heber made a motion to approve a negative declaration on the SEQRA application; Ed Martin seconded the motion and the Board voted unanimously to approve the SEQRA application.

James Heber made a motion to give approval to the minor subdivision presented by Dwight Flanders; Ed Martin seconded the motion to approve. The board approved the application unanimously 5-ayes and 0-nays.

**ACTION TAKEN:**

The Board unanimously granted approval.

The clerk reminded Mr. Flanders that any outstanding public hearing and application fees would need to be paid in order to have any building permits issued in order to move forward.

**Minor Subdivision**

**Application # 0010-05**

**Applicant: Marsha Thomas (on behalf of her father Julian Kobor of Callahan Rd.)**

14 Briarwood Dr.

Castleton, NY

Location: Callahan Rd.

SBL#: 17.-1-25.11

Acres: 30.34 (to be subdivided into 3 lots)

Zoning: Agriculture

Saratoga County Planning Board approved the application with comments that included being able to find a way to preserve agricultural lands on the property. They suggested possible clustering of lots to preserve some of the surrounding farmlands.

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Ms. Thomas had not received anything back from the Natural Heritage Society. The Board determined that since homes are already on the property and the lot is just being subdivided, while the letter from Natural Heritage is welcomed, the letter could be waived and asked that Ms. Thomas submit the letter when she receives it.

The shift of the 300' frontage was made to the updated maps.

There were no additional comments from the Board regarding the application. Patricia Bryant closed the Public Hearing that had been held open from the December meeting.

The Board reviewed the SEQRA application. Ed Martin made a motion to approve a negative declaration with no significant environmental impact on the SEQRA application; James Heber seconded the motion and the Board voted unanimously to approve the negative declaration on the SEQRA application.

James Heber made a motion to give approval to the application with the Natural Heritage Letter being waived to the minor subdivision presented to the Board by Marsha Thomas; sue Martindale seconded the motion to approve. The board approved the application unanimously 5-ayes and 0-nays.

**ACTION TAKEN:**

The Board unanimously granted approval.

The clerk reminded Ms. Thomas that any outstanding public hearing and application fees would need to be paid in order to have any building permits issued in order to move forward. Ms. Thomas asked that the bill for outstanding fees be sent to her father Julian Kobor on Callahan Rd., Gansevoort, NY as she was pursuing this application on behalf of her father. The clerk noted that a letter would be sent to Mr. Kobor for payment of fees.

**Shoreline Overlay Review**

**Application #:**

**Applicant: John Guyer**

PO Box 448

Burnt Hills, NY 12027

Location: 249 Rte 4 North, Gansevoort, NY 12831

SBL#: 144.1-2-2

Acres: .337

Zoning: Hamlet

Mr. Guyer called the Town earlier to say that he was not ready to move forward with new maps. He asked to be taken off the January meeting.

Patricia Bryant tabled this application until the applicant is ready to move forward – possibly at the February meeting.

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**Shoreline Overlay Review/Site Plan Review**

**Application # 0009-05**

**Applicant: George Story**

900 West River Rd  
Gansevoort, NY 12831

Location: Thompson Island

SBL#: 105.-1-32.1

Acres: 44

Zoning: Agriculture

Board awaiting comments back from Saratoga County Planning before final action taken on application. Public Hearing is kept open. Applicant will holdup the start of the building process until application and action is completed. Applicant to return to the January meeting.

The application received a favorable response back from Saratoga County Planning Board.

There were no additional comments from the Board regarding the application. Patricia Bryant closed the Public Hearing that had been held open from the January meeting.

The Board reviewed the SEQRA application. Ed Martin made a motion that a negative declaration be issued to approve the SEQRA application; Wayne Durr seconded the motion and the Board voted unanimously to approve the SEQRA application.

James Heber made a motion to give approval to the Site Plan Review for the Shoreline Overlay Review as requested by George Story; Wayne Durr seconded the motion to approve. The board approved the application unanimously 5-ayes and 0-nays.

**ACTION TAKEN**

The Board unanimously granted approval.

The clerk reminded the Board that any outstanding public hearing and application fees would need to be paid by the applicant in order to have any permits issued in order to move forward.

**Mobile Home District - Expansion**

**Application # 0007-04**

**Applicant: James Heber and CJ Laing**

Brownville Rd.  
Gansevoort, NY 12831

Location: Shelley Mobile Home Park located on Putnam Rd., Gansevoort, NY

SBL#: 116.-2-15

Acres: 67.16 Acres

Zoning: Mobile Home District

Representative: Garry Robinson

James Heber recused himself from the Planning Board to speak about the proposal before the Board along with Garry Robinson and Chris Laing.

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Garry Robinson noted that he had a new set of drawings that the Board could review. Rich Colozza and Howard Doster had received sets in advance.

Doug Ward asked Garry Robinson how someone would know about the 35' buffers on the property. Garry answered that they are marked accordingly on the map and that they had been inadvertently delineated from the original maps.

Garry Robinson also noted that the information from the packets of materials that he handed out to Board members this evening would also be included on the sets of maps for easier grasp of information provided.

Rich Colozza requested that it is good to have the information notated on the maps as it narrows down locations that we have to find and if the notes on indicated on the maps there is no likelihood that the notes and maps separately would be separated from one another.

Ed Martin asked about the bus stop buffer area. It looked as if it went right to the edge how did one access the bus stop location?

Garry Robinson noted that while the map seems to indicate that the buffer is closed it actually does show an opening to reach the bus stop location.

In discussion of the neighboring wells and distances, Garry pointed out that Chris Laing and his crew have marked the distances and noted that the neighboring wells on Putnam road are beyond the 100' distance required. They will check the distances on the two lots on Liberty Lane that back the property to be sure that the required distance is beyond the 100' requirements. Also, the NYS Dept. of Health will be revisiting and revising their findings on this project.

With regard to the dead-end roads and accessibility. The traffic study shows them to be okay – they are each a distance of 550 feet. Patricia Bryant wanted to be clear that there would be enough room on these two roads for ambulance and fire trucks to have access and do their jobs when and if required in an emergency situation.

Rich Colozza noted that maps have been sent to the Northumberland Fire Department and the Moreau Rescue Squad and we are waiting for comments back from them. We haven't heard anything as yet – but the maps were just delivered within the past few days. He will follow up with both groups for any comments.

Garry Robinson noted that the Board had concerns with a couple of the lots that made the roadways jut in and out. They have addressed those concerns and made changes to allow for a more even traffic flow within the park.

Garry Robinson noted that with this type of MHD, the layout is a bit different than a typical subdivision would be. The entire property is owned by 1 person - the people within the park – rent their location. If there is a problem with water system or supply then the 1 owner is

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responsible to fix that, not the individual tenants as would be in a subdivision where property owners owned their lots. As of right now there is more water capacity with the wells in place than is actually needed.

Doug Ward raised a question as to while right now Chris Laing is a responsible owner of the lot – if down the road Chris decided to sell the property and the next owner coming in doesn't treat or feel the same way about the residents care as Chris does – then the concern to the Town is that the residents while complaining to the new owner will also complain to the Town. How would the Town be assured that no problems would be created?

Garry Robinson noted that while no one can predict the future concerns – this property and park has been in the Heber family and now in the hands of Chris Laing. If something were to happen then the Dept. of Health would pull the permits until satisfied with the corrected end results. And yes, if something happened and nothing was corrected, the nice part about a mobile home is just that it is movable and the resident's could/can always leave. DOH has the final say and answers any issues that deal with the water system approvals.

Doug Ward noted that there needs to be some coordination of these concerns with the Planning Board and the DOH. If the Planning Board were to give approval it would need to be contingent on reports back from DOH to be sure that DOH is okay with the water/septic systems.

Doug Ward noted that Saratoga County Planning Board gave their approval to the project; the Town would like the comments to be part of the record and marked on the Final Plans. The original SEQRA application was given a negative declaration approval when the Park was first opened and at that time it may have been done vaguely. The Planning Board has worked to identify concerns and issues without going back to reviewing the SEQRA application, however, there is concern as to if the impact was properly addressed. There is no need to reopen SEQRA as such but the Board should review for any further concerns that might have come forth.

Patricia Bryant stated that the Board would re-address the prior SEQRA approval given at its February agenda meeting to see if there are any areas of concern and also when more members are present.

Doug Ward and Rich Colozza will contact DOH for information of any concerns the Town might have. Garry Robinson asked to be conferenced in on the phone call if he is available at the time of the call so he has knowledge of any concerns of the health department. They would contact him.

The Board thanks Garry Robinson for addressing the concerns raised and clearing things up for all.

**ACTION PLAN**

At Feb. agenda meeting the Board will review any outstanding concerns from the prior SEQRA action that was originally approved. The Board is:

- Waiting on responses back from the Rescue Squad or Fire department with any concerns.

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- Response backs from DOH on water and septic issues
  - Re-address the dead-end roads in case any of the fire/rescue groups have concerns.
- Conference call to DOH with Doug Ward, Rich Colozza, and Garry Robinson on DOH concerns. Applicant will return to the February meeting to continue to move application forward.

**Soil Disturbance**

**Application # 0014-05**

**Applicant: William Peck**

285 West River Rd.  
Schuylerville, NY 12871

Location: same as address

SBL#: 130.-1-9 and 130.-1-41.2

Acres: 412.33

Zoning: Agricultural

The Board reviewed this application and received the completed long form of the SEQRA Application. It was determined that with the timber harvesting proposed the impact on the lands would have no significant impact to the proposal. Mr. Peck has submitted all required paperwork for the soil disturbance proposal and indicated that they would be following *The Best Practice of Forestry* booklet and that the amount of logs removed would be minimal.

Following discussion of the Board on the SEQRA application, Ed Martin made a motion to approve a negative declaration and waive a public hearing on this application; Wayne Durr seconded the motion. The board voted unanimously to approve the SEQRA application.

James Heber made a motion to approve the Soil Disturbance application submitted by Mr. Peck; Ed Martin seconded the motion for approval. The Board voted unanimously 5-ayes and 0-nays to approve this application.

**ACTION TAKEN**

Application to move forward with timber harvesting of the acreage received approval from the Board. SEQRA was approved and the Board waived a public hearing, as was their discretion to do so. The clerk reminded the Board that any outstanding application fees would need to be paid by the applicant in order to have any permits issued in order to move forward.

**Pre-Application Conference for a Major Subdivision**

**Application # 0011-05**

**Applicant: Stony Brook Land LLC                      Owner: George Story**

41 Park St.  
Adams, MA 01220

Location: Mott Rd. and West River Rd.

SBL#: 92.-1-1 and 92.-1-2

Acres: 280 acres (to be subdivided)

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Number of Lots: 11  
Zoning: Agriculture  
Representative: David Lipinski

Mr. Lipinski returned to the Board with his proposal.

Patricia Bryant noted that the Board had received a preliminary finding letter back from Saratoga County Planning Board and that they would be reviewing his application on Thursday (Jan. 19, 2006) at their monthly meeting. Larry Benton chairperson of the County Planning board in his letter to the Planning Board indicated that they would be recommending a possible disapproval of the preliminary plat layout, as they received it. In order as to have this application move forward, Pat Bryant suggested Mr. Lipinski contact Saratoga County Planning to understand the proposal before this Board. Mr. Lipinski can call or attend the Thursday meeting of the County Planning Board and clarify for them his proposal. She noted that if County Planning comes back with the disapproval to the proposal, in all likelihood the Planning Board would not go against County Planning's recommendations.

James Heber noted that like any other public meeting, the public is able to attend these meetings. It would be in your best interest to have County Planning better understand what it is you are looking to pursue from your direct comments and interaction with County Planning members.

Doug Ward added that with the expected disapproval as it stands at this time from Saratoga County, this information would put the Planning Board in an awkward situation to move forward tonight until County Planning understands what it is specifically Mr. Lipinski proposes to do in dividing these lots - especially the small parcel on the river side.

Patricia Bryant also indicated to the applicant that Saratoga County has allotted funding for people to pursue the Farmland Preservation Program. One such group is Saratoga Conservation. She suggested the applicant contact this group to see if the small parcel of property on the river's edge might be able to be designed differently and that Saratoga Conservation might be able to direct the applicant with no cost to the applicant to pursue this.

**ACTION TAKEN**

The applicant was directed to contact Larry Benton at Saratoga County Planning to clarify his proposal for the County Planning meeting on Thursday January 19 in the hope of having County Planning review the proposal with a better sense of direction the applicant is pursuing – to avoid a possible disapproval by County of the application as was indicated to the Planning Board. Mr. Lipinski also was given information about Saratoga Conservation in helping people improve or design alternatives for water front beautification property. The Board will look forward to this application returning to the Planning Board in the month to come.

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**NEW BUSINESS**

**Pre Application Conference for a Major Subdivision**

**Application #: 0002-06**

**Applicant: Boswell Engineering**

799 Madison Ave  
Albany, NY 1208

Location: King Rd. adjacent to Plantation Rd.

SBL#: 142.-1-2.11, 142.-1-2.2, 142.-1-2.3, 142.-1-2.4

Acres: 32.76

Number of lots: 16 single family residences and 1 lot dedication to Town of Northumberland for Storm Water management

Zoning: R-1

Representative: Iver Anderson

Mr. Anderson presented the proposal to the board indicating that this would be a single-family development. The back acreage of the property that is being left undeveloped is being proposed to DEC for purchase to allow it to remain open space and connect to other property that is owned by NYS Department of Environmental Conservation. The septic systems would be conventional ones approved by NYS DOH. Each lot would have their own well and deep hole/perk tests would be done. The soils in the area are predominately sandy soil so ease for drainage.

The storm water management area would be a paved area with underground drainage. They have also completed a traffic study that indicates no adverse impact to additional vehicles onto King Rd.

James Heber noted that the development next to this one that is being developed by Mr. Morris it was indicated that when he was before the Board a connecting road would need to be in his plans to connect Plantation to the Preserve on King Rd. He asked Mr. Anderson if he has spoken to Mr. Morris to find where this connection of the two proposals might be made. This would then make for a safety concern and better traffic flow within the two developments.

Mr. Anderson said that he has left messages for Mr. Morris but at this time they haven't discussed this as a possibility to connect them.

Howard Doster suggested that the applicant consider some changes to make a better layout and that a maintenance access easement be considered rather than having a dedicated lot given over to the Town of Northumberland for the Town to be responsible for maintaining.

**ACTION TAKEN**

The Board recommends that the applicant continue to contact Mr. Morris and present changes to his proposal to indicate where the 60' easement would be located that would at some point allow for the two developments to connect to one another instead of having each development have just one roadway in and out of each development. Mr. Morris has already made allowances for the 60' easement location on their final plans and Mr. Anderson should see where that might

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intersect on his plans.

Mr. Anderson will return to the Board with follow-up of his proposal.

**Pre-application Conference for Site Plan Review**

**Application #: 0001-06**

**Applicant: William McEachron**  
68 Pettis Road  
Gansevoort, NY 12831

Location: same as address

SBL#: 103.-3-31

Acres: 2.61

Zoning: Industrial

Mr. McEachron came before the Board to ask for their comments on his intended plans. He hasn't formally submitted any working plans or an application. It was suggested to him that he would need to apply for a special use business permit in order to operate the agribusiness repairs. He wanted to know what information the Board would ask of him if he goes forward. He lives at the above residence and is using a pole barn that could be used for on-site repair type business. His property is located 3 doors down from the steel fabrication plant on Pettis Road and he is in an industrial zone. He has the 600 ft road frontage needed and the pole barn would enclose any of the repair work that he would undertake. He would be working in an enclosed area.

The Board asked what type of repairs he was considering? He indicated that it would be a small agribusiness engine repairs, truck repairs.

Suggestions from the Board included (but were not all encompassing):

Information on lighting

Information on parking area

Hours of operation

Noise levels

What would be done with waste materials from vehicles etc.

The applicant would need to bring in a sketch plan showing where the current building are located, where the pole barn will be established, surrounding neighbors that border his property. Any details (i.e.: photos, etc.) that would help the Board get a good understanding of the project should be included with the proposed project. Also, a formal application would need to be made by the applicant. This would then get the application moving forward.

Rich Colozza said that he could work with Mr. McEachron to suggest a layout/plat sketch with the information mentioned.

**ACTION TAKEN**

Board advised Mr. McEachron that he should follow the site plan checklist to be sure that he has everything in order. The Board gave him a general direction in which to begin moving his

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proposal forward. If Mr. McEachron wants to be included in the February agenda, he should have information back for the Board to review at its February agenda meeting on February 13, 2006.

**MINUTES:** The Board reviewed and approved the past minutes from the Oct. 17, 2005, Nov. 21, 2005, and Dec. 19, 2005 meetings. All sets of minutes were reviewed by the Board with minimal changes. James Heber made a motion to amend and approve the above-mentioned minutes; Susan Martindale seconded the motion. The Board voted unanimously to approve the above minutes with corrections.

**October 17, 2005 changes made to minutes**

Page 4, 4<sup>th</sup> line:

[change from]: ....to many people.

[change to]: .....as listed in the subdivision regulations.

Stephen and Kelly Fortin’s application on page 4 - should be considered as a *Pre-Application for a Major Subdivision* and not as a Site Plan Review for Major Subdivision.

Page 6

First sentence : Howard Doster – delete not necessary

Under Mobile Home District Expansion

2<sup>nd</sup> paragraph

[add] Engineer name: Brian Fear in sentence: the engineer, BRIAN FEAR, explained that there was an approval for the concept in 1988.

4<sup>th</sup> paragraph

[change from]: ...there is a 200’ radius where one cannot have a septic system.

[change to]: ...there is a 200’ radius around the wells.

[change references of] “reserve fields” to read as “expansion areas”

Page 7

[correction] Chris Line name to correct spelling of Chris Laing

[correction] Gary Robinson name to correct spelling of Garry Robinson

Page 8 under Future Meetings

Change year for January meetings to 2006 not 2005

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**November 21, 2005 changes made to minutes**

Page 1

[change] Patricia Bryan, co-chairperson to read Patricia Bryant, VICE-chairperson

Page 2, last sentence

[change from] ...in the blue book

[to read]: James Heber felt in the PREAPPLICATION SUBMITTAL it was noted.....

Page 3, 14th paragraph

[add] SARATOGA COUNTY Soil and Water are addressed.

Page 4, last paragraph

[change] words “slope” to “grade” and “lands” to “road”

[Sentence will read]: Howard Doster also noted that Mr. Thomas should give some thought to the GRADE of the ROAD.

Page 6, first sentence: [delete – not necessary]

Page 7, 14<sup>th</sup> paragraph

[add]: word “determined”

[Sentence to read]: Jeff King after checking the regulations book DETERMINED that the public hearing cannot be waived.

Page 9, 4<sup>th</sup> paragraph

[add] of subdivision maps

[sentence to read] James Heber noted that updated copies OF SUBDIVISION MAPS need to be submitted to the town and Board.

Paragraph 8

[change] “all that” to “what” and [delete word] “road”

[sentence to read] Rich Colozza noted that WHAT needs to be done is to meet the 5-acres and meet the frontage requirements.

Under Story Proposal – Page 9 – second sentence

[add words] “needs to” and change “presented”

[sentence to read:]: Mr. Lipinski NEEDS TO PRESENT surveyed maps and explain the proposal for the subdivision.

Paragraph 3

[change] “barn”

[to] “farm”

Page 11, 2<sup>nd</sup> paragraph

[correct word] “inconsistency”

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[to read] “with consistency”

**December 19, 2005 changes made to minutes**

Under Dwight Flanders application

Page 1

[change] words “2” and “precede”

[to]: “two” and “proceed”

[delete] .....for future development.

Under Marsha Thomas application

Page 1

[change] “3” in several locations [to] “three”

Page 2, George Story application

[add] “by the river”

[sentence to read]: Mr. Story explained his proposal for a barn near the roadside BY THE RIVER, which then places the structure so it is situated within the shoreline overlay area.

Under MHD – Expansion application

Paragraph 1

[change words]: .....has been completed [to] ....was approved already

[change sentence to read]: Phase one of the park *was approved already* for a number of years and is at capacity and now plans are being worked on for the next phases including a community center for the seniors in the park.

**Old Business**

Page 3 – under Dwight Flanders application

[change word] “frontage” [to read] “lot width” throughout application

[add]: The applicant agreed with the Boards decision to keep the Public Hearing open at this time.

Page 4, Marsha Thomas application.

4<sup>th</sup> paragraph

[change words]: (add) “deed” and (change “As” to “If”)

[Sentences to read]: As the Board looked over the driveway that is to be created to access the back lots, Doug Ward noted that she look into making this access as an easement and have it recorded as such on the property DEED. IF it is listed as a right-of-way, this can sometimes get called into question down the road.

[add]: The applicant agreed with the Boards decision to keep the Public Hearing open at this time.

Page 5, bottom paragraph before Action Taken

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[change]: “application” to “Public Hearing”

[sentence to read]: ....agreed to keep the PUBLIC HEARING open and will await a decision next month.

Page 6

First bulleted item

[change]: “our” [to]: .....OUT on Putnam Rd.

Page 7

Under Action Taken

**Note to clarify:** the Board will make the determining outcome. Not meant to imply a positive approval would be given – but rather the Board will take County Planning recommendations under advisement.

*(If favorable comments from County Planning – the Board may grant the applicant approval to proceed contingent upon favorable notifications back from NY State Health Dept and DEC. Applicant will return to January meeting.)*

Under Zuckerman application

Paragraph 1

[date was omitted] the letter received back (date) stated that ....

[insert date to be] December 1, 2005

Paragraph 3

[change/add] “wit” to “wait” and insert “NYS” Fish and Wildlife department

[sentence to read]: Jeff King noted that with all the information presented to the Board he is inclined to move the project forward and with for a response back from NYS Fish and Wildlife department.

Page 9, first sentence

[change] ...application the site visibility as seen from the river.....

[to] ... APPLICANT the site visibility as seen from the river.....

Second sentence from bottom

[change]: words “show” and “that”

[to read]: Howard Doster indicated that the plat layout INDICATE the “planned” locations for homes in order to determine THEY fall within the setback limitations.

Page 11 – Soil disturbance application

[change]: words “SEGRA” [to read]: SEQRA

**Miscellaneous:**

**Town Engineer:** Howard Doster nothing new to report

**Town Zoning Administrator:** Richard Colozza nothing to report

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**February meeting dates:**

The agenda meeting will be held on Monday, February 13, 2006.

The monthly meeting of the Planning Board in February will be held on Tuesday, February 21, 2006 due to President's day observation on Monday, February 20, 2006.

Patricia Bryant asked if there was any other business to present tonight. There was none. She asked for a motion to adjourn. James Heber made a motion to adjourn; Wayne Durr seconded the motion. The motion to adjourn tonight's meeting was unanimous. The January Planning Board meeting ended at 10:50pm.

Respectfully submitted,

Deborah Colozza  
(Interim) Planning Board clerk