

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 1

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

Absent: Kevin Pumiglia, Brit Basinger, and Kevin Gifford, alternate

Town Employees Present: Howard Doster – Town Engineer, Richard Colozza – Town Code Enforcement Officer, Doug Ward - Town Attorney, Deborah Colozza - (Interim) Planning Board Clerk, Judy Taylor, Town Bookkeeper and observer to the clerk

Patricia Bryant opened the scheduled April Public Hearing for the Town of Northumberland Planning Board at 7:10pm.

Public Hearing

Pre-Application Conference for a Major Subdivision

Application #: 0013-05

Applicant: Gary Bordeau

Owner: Austin DiSiena

481 Wells Rd.

Pattersonville, NY

Location: Colebrook Rd.

SBL#: 129.-1-46.121

Acres: 63.9

Lots: 14

Zoning: R-3

Representative: Paul Tommell

Engineer: Kurt Bedore (speaking on behalf of the project)

Mr. Bedore spoke about the project as being a subdivision of 14 single-family homes following the new Conservation Design with lot sizes averaging 1-2 acres. Each lot will have its own individual drilled well and septic. Each home will be situated in a cul-de-sac loop with the center of the loop kept woods to help obscure visions into each other's homes. The stormwater management system still being developed would be contoured with swails. To provide for future development if that would occur there as been designated a "paper street" which could be developed if needed further out.

Patricia Bryant opened the public hearing to comments from the audience.

Frank Brownell who lives across the street from the proposed roadway into the subdivision has concerns with a decrease in quality of life as the residents now know. With the construction they will see constant truck travel, dust blowing everywhere while the construction phase is underway. He asked what hours of operation would they need to put up with the extra truck traffic?

Gary Bordeau answered the question that normal operation hours would be 7am-7pm 6 days a week Mon-Sat. He would work with the bldg inspector and confirm that those hours are feasible. His concern is that the initial phase to develop the initial roadway in to the development would be a shorter amount of time if they can maximize the hours during the daytime. Once the roadway is in place then the construction phase of the homes would be more contained. He noted that he is concerned with getting in and out with less time rather than

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 2

having fewer hours to work and having to draw out the process of the roadway.

Tonya Brownell – had concerns with the traffic that the subdivision would create specifically at the entrance and how would that be handled? Currently road speeds are posted at 40mph and in most instances it is a steady stream of traffic going up and down the road.

Gary Wood of Colebrook Rd. noted that on a positive side it was good to have the Town make improvements to the road. However, on the downside, now that the road is improved – people speed up while driving now. He is not sure how to handle making people slow down. Can the Board look at options and overall ways to slow traffic in the area?

Jason Kunell of 234 Colebrook Rd noted that the other concern with the traffic is the kids on their 4-wheelers they come off the county owned lands from the Terrell Hills area and ride the 4-wheelers with out any concern to watch for cars coming as they try and cross over the roadways.

Mrs. Guy Murphy - she noted that their land is wooded in the back and even with the woods as a buffer zone they can still hear noise coming from people who live on Duncan Rd. The noise and the traffic levels would definitely increase with the development proposed.

James Heber noted that the Town is trying to allow growth and utilize the space that we have available in the best manner possible. Maintaining “open space” and areas to be kept forever wild are part of the Towns growth concerns.

Clinton Barber also noted that the Town indicated that it also wants to preserve agricultural lands.

Mr. Bedore noted that lot 8 would be the primary lot that would preserve the largest open space area it would be 32 acres with the building lot noted on the drawing for development and the remaining acreage left as open space.

Jeff King noted that the Town considers preserving open space in a design that can be a forever-wild open area, agricultural in nature, recreational, and/or conservation in natural preserve.

Mr. Bedore noted that with the plat layout the smallest lots of the 14 would be lots # 2 and 3 and they would each be just over 1 acre each. The other lots would increase in size to the largest lot #8 of 32 acres.

Mr. Bedore noted that none of the lots would be clear-cut and a buffer would be set around each lot or building envelope.

Austin DiSiena, owner of the proposed project noted that when he purchased the acreage his intent was to build his home on the property. Unfortunately due to his job he had to move before building and so with the undeveloped property he wanted to be able to build something that would be aesthetic and complementary to the neighborhood and also to consider the neighbors, as he wants to maintain being a good neighbor to all around him. When he found out about the sand being drawn from the lot he did close the pit and not allow for any more removal of materials.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 3

Mr. Brownell raised the concern with individual wells and the effect that they would have on the existing wells in the area.

Mr. Bedore noted that they proceed with the wells following the specific requirements of the NYSDOH. DOH says they need to drill and take samples from 2 wells to confirm adequacy of the supply of water. With the drilled wells, Mr. Bedore doesn't feel that the impact would have an adverse affect on the wells that have points and are not as deep as these wells would be.

Randy Conway of 500 Colebrook Rd. noted that there have been wells that have gone dry and they are with wells down 55 feet or more. There is a concern that with additional wells that the water supplies would be compromised.

Guy Murphy had a list of concerns that included:

- Water concerns with individual wells and volume of water in the area
- Drainage – concern that the pavement could wash out if not placed properly
- With regards to lot #8 the conservation lot – would that be deeded to the Town? Or the owner of the lot?
- Deed restrictions should be noted that lot #8 cannot be developed or subdivided further – since it would have acreage enough to so do.
- DOH – will they be there prior to and during the sample testing?
- DEC – Blue Lupine Butterfly – listed as an endangered species – any protection or verification on the existence in the subdivision?
- Price range of the proposed homes?

Doug Ward noted that with a deed restriction it would be noted that no additional development on the lot would or could be noted for perpetuity (forever).

Mr. Bedore noted that with the price range of the homes they would be in the range of \$240,000.00-\$300,000.00. DOH would be on site and DEC also is giving them a report on their findings in the area. They could also indicate on the final map that the lot #8 would be deeded to perpetuity for no further development.

Patricia Bryant thanked those in the audience for their comments. The Board and the applicant will take the comments into advisement. If after leaving the meeting anyone had other concerns they could send comments to the Town Planning Board or come back to the June meeting. With the consent of the applicant as well as the Board, the public hearing at this time will remain open.

In regards to other public hearings that still remain open, Patricia Bryant asked if there were new materials or information to pass on to the Board for consideration.

Mr. Morris noted that with his proposed subdivision and with proceeding forward with the new Conservation Design Standards, that he will be eliminating a lot and going with just 5 lots instead of the original proposed 6 lots. By doing this he will then split the back lot between 2 of the lots in order to preserve the open space and wetland areas. He also has been working with DEC to get updated information on the Blanding turtle in the area. He also is working with conducting a hydrologist study and will include the findings on their report,

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 4

which he will give to Jim Marshall for an independent review as well.

The Board also asked if he would have the hydrologist include in the report any affect that might adversely affect the surrounding neighbors.

Mr. Morris will include that in the report.

Ed Martin – noted that he had been going back and forth also with Ms. Hovenouer at DEC regarding the wildlife as has Mr. Morris. He did get to talk to her and she will document findings in regard to protection of wildlife which this change in building plans should protect endangered species better. With a conservation easement in the wetlands areas it should cause little disturbance to the habitat.

John Weber had new finding that he submitted to the Board for their review that concerned both subdivisions being planned by Mr. Morris and Boswell Engineering. He noted that the Board should take a good look at all the affected areas. He pointed to a letter from Bill Peck (Sept. 26, 2005) Town of Northumberland Supervisor and Committee Chair at the Saratoga County Level that is working to support and promote “Saratoga Plan” as a viable interested 3rd party in preserving open space and working to protect endangered species such as the Blanding’s turtles. Saratoga Plan can set up land trusts within towns to protect and preserve certain lands.

Patricia Bryant noted that with the materials presented the Board would take them under consideration. She asked if there were any other comments regarding any public hearings that remain open. There were none and the Board moved forward with the Monthly General meeting for May.

Old Business

Pre-Application Conference for a Major Subdivision

Application #: 0013-05

Applicant: Gary Bordeau

Owner: Austin DiSiena

481 Wells Rd.

Pattersonville, NY

Location: Colebrook Rd.

SBL#: 129.-1-46.121

Acres: 63.9

Lots: 14

Zoning: R-3

Representative: Paul Tommell

Engineer: Kurt Bedore (speaking on behalf of the project)

Patricia Bryant noted that with many of the subdivisions before the Board we have found it advantageous to have an independent consultant review water reports from a licensed hydrologist. It seems to be that in most instances water is one of the main concerns of not just the developer but of neighbors that surround the project. As with the other developers, Patricia Bryant asked Mr. Bedoir to consult with Jim Mitchell on any water findings.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 5

Other concerns raised at the public hearing included:

- Traffic and safety issues – will want to have Neil Petteys, Town Highway Superintendent review the plans for site distances and review of possible speed limits on the roads. Mark roads for construction trucks as to less traveled means to lessen truck traffic during the construction phase
- Reduce the dry wells on the project
- Revise stormwater management proposal

Jeff King asked about the circumference/widths of the circle

Mr. Bedore noted that the centerline would be 1400' and the center diameter is 360'

Rich Colozza noted from his findings on auxiliary services:

- That within the Town overlap two school districts, each said the determination of whether busses would travel the road in would be made after roads are built and it would depend on the number of children involved. For high school students they would probably have to walk to the main road elementary age children may travel for pick up – just depends on what the numbers of children would be.
- Ambulance corps he had heard nothing back
- Fire departments are able to run lengths of hose to battle fires
- Highway requirements would be Neil Petteys call

Patricia Bryant noted that the applicant has a good beginning and would like to have them return to the Board with further updates on progress. She asked if anyone else had any comments.

ACTION TAKEN

Mr. Bedore and Mr. DiSiena will review and continue with progress towards moving the project further along. The Public Hearing will remain open at this time and additional comments can be sent in to the Board or brought in at the June meeting.

Pre-Application conference for a Major Subdivision

Application # 0011-05

Owner/Applicant: Stonybrook Land, LLC (David Lipinski, President of Company)

41 Park St.

Adams, MA 01220

Location: Mott Rd. and West River Rd.

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

Acres: 253.56 (to be subdivided)

Number of Lots: 10

Zoning: Agriculture

Representative: Peter Coseo

Mr. Coseo returned to the Board with revised plans showing how the plans work into the new CDS of the town.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 6

With the new plans, he feels that the proposal meets and exceeds the current statute in place. He has shown and outlined the areas that will be protected for conservation purposes. To adhere to the requests of the SHPO letter they will make sure that the lot not being included in the subdivision where the Colonel Barry home (historical) is located will have deed restriction placed so as not to be touched due to the historical nature of that parcel of land. The other 10 lots will be marketed as parcels that could envelop horse farms and/or agricultural lands preservation on parts of each parcel.

The Board asked about having the deed language include that the parcels would not be able to be further subdivided as there would be enough land to do so – but to preserve the parcels and Agriculture areas that they not be further subdivided again and that be specified in the deed language.

Mr. Coseo noted that on some of the lots that are overly large (lots 2,6,7,8,9,10) they would prefer to have it said that each of those lots could be subdivided 1 more time as that would allow now and that the deed would then read only the 1 additional division on the specified lots into perpetuity.

Ed Martin – asked why open the door for 1 more future division of these lots?

Mr. Coseo – noted that with these very large lots (50 acres) the option should be kept as a viable option for the purchaser. They would have to come back before the Board if they were to divide to present the plans and meet whatever regulations would be in place at such a time – if it presented itself.

Ed Martin – noted that the Board has the opportunity to place these deed restrictions on the parcels at this time so they don't become an issue in future years. If the language isn't clear on the restrictions with 1 subdivision of 1 lot - then compromises come as to what was the intent versus what is the actual.

Mr. Coseo, that wouldn't happen having the lot subdivided more than 1 time as the zoning requires 5 acre minimum lot sizes. We are willing to say “only one” and the deed restriction will go forever on into perpetuity.

Ed Martin noted that the Boards concern is not if the members of the Board change but more for the concern of the residents of the Town and how the deed restrictions would affect any potential buyers. Ed noted it is his opinion he is not comfortable with the additional subdivision requirement unless it is written very tight to prevent multi-development to possibly occur at some point in the future years.

Discussion ensued among the Board as to definitions of open space as being delineated on the maps as to how that should be shown.

Mr. Coseo clarified that the purchaser should be able to buy acreage over 10 acres and they would have to come before the Board and do a citing of the location the building envelope and go through the same process as currently in order to establish that additional subdivision of a lot.

Patricia Bryant noted that each owner (of the larger lots) would have to come before the Board with a plan if they were subdividing one of the larger lots.

Doug Ward noted that the Board must set down clearly for those possible 6 subsequent development s that you would preserve that open space that we all value.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 7

Jeff King noted that as a Board our desire is to have delineated on the map those areas that will be under the definition of dedicated open space. Under the CDS it defines - dedicated open space.

Jamie Heber noted these are areas that are basically the wetlands and as such can never be developed and are dedicated. Look at the law - the law speaks of the 50% open space is defined differently.

Jeff King noted that the open space areas are to be mapped out - on the maps.

Patricia Bryant's concern is that all of the land not in the "red" building envelope is going to be conserved but then if we can further subdivide down the road how do we say it is now "not -conserved"?

Jeff King stated that was his feeling too that he wasn't following the plan as laid out.

Patricia Bryant said the you draw a line and tell us what land is going to be "preserved"

Mr. Coseo asked preserved for what purpose? That nothing ever can be built there?

Patricia Bryant stated that "yes forever preserved for the purpose of open space – such as for farming, haying, etc".

Doug Ward – noted that certain challenges have been raised here. The Board needs to create or propose to do by a deed restriction on that specific parcel.

Mr. Coseo noted then that you are saying outside the building envelope in the open space area - you can build a barn in the open space or put up a fence around it?

Ed Martin noted that unless you leave enough non-conserved area to allow for a future development in that non-conserved area of the parcel for 1 more time of subdividing.

Jeff King noted the definition found in the CDS part of the law on dedicated open space. Lands that are set aside for the protection of common use of residents of town, for the purpose of protecting woodlands, scenic view sheds, and farmland. They may include complimentary structures and improvement public access may be included through the land.

Mr. Coseo noted that then this indicates a flaw or problem with the ordinance or statute in your regulations and will cause severe problems.

Doug Ward noted that no it is more the strength of the ordinance. What does the easement say?

Mr. Coseo countered that the easement can say what you want it to say. Can't farm it any more, just drive up and down and say it is a beautiful field. That would be the worst scenario. Person should be able to use the property and keep it open and farm it.

Patricia Bryant – noted her interpretation is: the land is defined of what is the conservation easement – one

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 8

defines all the land outside the building envelope as a conservation easement – how do you then subdivide land with a conservation easement on it? Being as this is the first of several applications to come before the Board on this type of design as a Board we want to be sure that we are following the wishes of the Town Board for our community. What I'm trying to determine is, as a Board, are we comfortable with the concept as a Board?

James Heber, Sue Martindale, and Wayne Durr said yes they were. Ed Martin saw no problem as a Board we just need to be clear on what the applicants intent is as well as what the Town's intent is and we will redefine the process and what the easements are, and over time it will redefine itself and any additional subdividing the applicant would need to come back to the Board. Jeff King's preference would be for no further subdivision however, he could live with the proposal. Patricia Bryant also felt the same as Jeff but with the restrictions in place.

Rich Colozza asked Doug Ward if set up for perpetuity what legal issues could be raised? What would need to happen to get that changed in order to get an additional building lot.

Doug said that very likely the buyer would have to revisit the deed restrictions.

Rich Colozza noted if this is the building envelope and the area for development in the CDS is deeded for perpetuity does that lock the door.

Doug Ward noted you have to provide the security of a deed restriction to keep it coming to fruition.

Patricia Bryant noted the Board would have the authority to alter a prior statute that would be in place.

Because of the concerns of the lot and deed restrictions, SEQRA application at this time is not being finalized.

Patricia Bryant – figure out how to handle as we are conceptually buying into.

Doug Ward asked Mr. Coseo to prepare his updates to the plans and get to the Board for review.

Patricia Bryant asked if he would be able to have them done in time for the Board's June agenda meeting.

Mr. Coseo will have before the next agenda meeting.

ACTION TAKEN

No action was taken on the application. The Board has welcomed the new information presented and asked the applicant to continue to pursue and present new material back in time for the agenda meeting.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 9

Pre-Application Conference for a Major Subdivision

Application # 0007-05

Applicant: William Morris

10 Mystic Lane

Saratoga Springs, NY 12866

Location: Plantation Rd.

SBL#: 142.-1-121

Acres: 30.643

Number of Lots: 6 to be subdivided (now changed to 5 lots)

Zoning: R-1

Mr. Morris will not touch any of the areas deemed by DEC as areas that are possible habitats for any endangered species. He has changed his layout from the proposed 6 lots to 5 lots to preserve the wetland area and will update maps for next month. Mr. Morris asked the Board for permission to drill the 2 wells so they can begin the reports and get them to Mr. Mitchell for his office to review. The surveyor will locate where those wells will best be suited for drilling.

Ed Martin – noted that The board is initially happy with the road as it will now layout and that DEC has also given their okay to avoid the areas of possible specie habitats. He hopes that between Mr. Morris and himself that they can get DEC to give a summary letter of findings since it has taken so long to correspond with them.

The Board indicated that they are okay with 2 wells being drilled to give DOH criteria to review baseline findings of the water situation on the acreage of the proposed subdivision.

Patricia Bryant noted from the information given to the Board from John Weber that she would initiate a call to Saratoga Plan to see if a representative could attend the June agenda meeting to discuss open lands.

ACTION TAKEN

The Board gave Mr. Morris the okay to have DEC come and do their initial 2 wells for baseline findings.

Patricia Bryant will look into having someone from Saratoga Plan attend the Board agenda meeting in June.

Will look forward to new plans from Mr. Morris with the 5 lots versus original 6 lots.

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

Zoning: R-1

Representative: Iver Anderson and Dominick Arico

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 10

Mr. Anderson updated the Board on the project. He has contacted DOH, DEC, Army Corp of Engineers on the Town updated standards. Two wells have been drilled on the property and he is waiting reports back from DOH and then final reports back from Jim Mitchell's office as well. With concerns of the endangered species the natural nesting area would be on the back 100 acres which is not being planned for development and would not or does not appear to affect the lots to be developed.

The Board took into consideration the information presented by Mr. Anderson.

Doug Ward noted to the Board that he is working with the Town Board to establish language that would implement the concept of keyhole lots that were previously in our regulations.

The SEQRA application on this project will wait until further results are in regarding water, soils, endangered species and other aspects of the SEQRA application.

ACTION TAKEN

The applicant is making progress. Awaiting review and findings from DOH and hydrologist on water levels. Applicant to return to Board with those findings.

The Board took a short break. Jeff King excused himself from the remainder of the meeting due to family obligations at home.

C&S Construction – Major Subdivision

Application #:0006-04

Applicant: Chuck Waldron - Brampton Woods

Location: Colebrook Rd.

SBL#: 116.-2-55

RE: Road Bond

Chuck Waldron came to the Board to request the amount of dollars for a road bond in order to construct and pave the road. The Board noted that the Town Board will need to give the final approval on the dollar amount that will protect the Town should any delays or non-completion occur. Discussion followed.

James Heber made a motion to recommend to the Town Board the amount of \$600,000.00 bond for Brampton Woods roadwork.

Ed Martin amended the motion to include that upon signing of the mylar that it be contingent on the final approval to the bond amount being approved by the Town Board and in accordance with the subdivision regulations.

Sue Martindale seconded the motion. The Board voted 5 ayes and 0 Nays to make a recommendation to the Town Board on the road bond for Brampton woods.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 11

Rich Colozza will also check with Neil Petteys for his recommendation and report to the Town Board on the \$600,000.00 proposed bond amount.

ACTION TAKEN

A recommendation to the Town Board to have a \$600,000.00 road bond amount approved for Brampton Woods.

Special Use Permit - Site Plan Review for Agribusiness

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

ACTION TAKEN

With the change in zoning and use for this application the Board ruled on the application.

James Heber made a motion to deny the application due to the new zoning regulations in place by the Town of Northumberland and also with the new zoning this application doesn't meet the use for such an application request. Wayne Durr seconded the motion.

The board voted 5 ayes to 0 nays to deny this application for approval.

Pre-Application Conference for a Major Subdivision

Application #: 0006-05

Applicant: Stephen and Kelly Fortin
10 Bear Cub Crossing
Saratoga Springs, NY 12866

Location: Duncan Rd.

SBL#: 129.-1-83.11

Acres: 30.64

Lots: 10

Zoning: R-3

Representative: Stewart Thomas

Mr. Thomas indicated that he would be meeting with Jim Mitchell to go over the soils analysis on the parcels to get findings from him. He asked also which engineer would be responsible for the reviews on the parcels Howard or Jim.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 12

Patricia Bryant noted that both engineers would have a responsibility to this project. Jim Mitchell at EDP would review the soils analyses and Howard Doster town engineer would do an overall review of the project.

Mr. Thomas spoke to the board about designing the CDS as a conservation proposal or as a conventional proposal and how they would like to see the layouts.

James Heber noted that with the pre-application process the applicant should prepare conceptual of both designs to show the Board how they will each fit into the realm of the designs of the town. By reviewing each design the Board will be able to make a better determination as to the final number of lots that the applicant is able to work off of. It may come down to can the parcel support 10 lots or maybe the needs need to reduce the lots to just 8 lots.

Mr. Stewart noted that he intends to preserve and conserve the natural beauty of the parcel with the natural contours of the land. He plans to minimize the cut line and change as little as possible.

Patricia Bryant stated the Boards concerns were whether the soils would support the 10 lots being proposed? From the plat layout you need to show how you plan to place the roadway on to the layout. With the review of the soils by Jim Mitchell, that will be a determining factor the Board will consider as they make their review.

Mr. Thomas noted that from the language of the new zoning it seems that the Board is open to the concept that one fit doesn't fit all properties.

Patricia Bryant stated that while working with the applicant the Board has a duty to follow the language as given to them by the Town Board and they can't or are not able to set a precedent with one applicant over other applicants that come before them.

Mr. Thomas asked what changes to the zoning would affect him

Patricia Bryant note that the zoning set as R-3 (residential – 3 acres) is what is zoned for in this area of development. The Town is trying to set parameters to allow for certain types of zones in the different areas of the Town. Since it seems that Mr. Thomas and the Board differ on what can and can't be included, the Planning Board will ask for further clarification from the Town Board.

ACTION TAKEN

The Board will work with the Town Board for clarification on the R-3 zone as established in this area. Also with the soils analyses that will be one of the determining factors for number of lots that can exist on the parcel. Mr. Thomas is asked to provide both designs so the Board and he can work together to create the best fit for the development of the parcel.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 13

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: 3

Zoning: Agriculture

Representative: John Zuckerman for the Estate

Surveyor: Paul Tommell

Paul Tommell asked that the Board extend the public hearing application and be held open for additional time.

ACTION TAKEN:

A letter will be sent to Mr. Zuckerman at the request of Mr. Tommell. The letter will indicate that the Public Hearing held (January 17, 2006) will be given a 90-day extension to remain open. The applicant and Mr. Tommell will need to go over the new CDS requirements and new zoning regulations which will now apply to this application. The extension will be granted to extend the public hearing being held open until the August 21, 2006 Planning Board meeting which by that time the application needs to make progress in moving forward.

Site Plan Review/ Special Use Permit

Application #: 0007-01

Applicant: W. H. Strassburg

P.O. Box 59, 14 Selfridge Rd.

Gansevoort, NY 12831

Location: East side of Rte 50, (across from RV Park)

SBL#: 103.-3-24.11

Zoned: R/O

The Board discussed the direction to take this application. Original application was opened on November 8, 2001.

Ed Martin made a motion to deny any further action on this application due to the lapse in time from the extension two years ago. Wayne Durr seconded the motion. The motion to deny further consideration on this application passed 5 ayes and 0 nays.

ACTION TAKEN

This application has been denied due to lapse in time for progress made. If the applicant wishes to pursue this further a new application will need to be submitted and the new zoning regulations in place by the Town of Northumberland will need to be followed.

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 14

NEW BUSINESS

Pre-application Conference for a Major Subdivision

Application#: 0003-06

Applicant: Ellen Bongard

169 Beaver St.
Schuylerville, NY 12871

Location: same as above

SBL#: 156.-1-17

Acres: 87.78

Lots: 2 (formerly subdivided under Signor)

This application was tabled for a second meeting, as there was no representative on hand to discuss the proposal.

Miscellaneous Business

Pre-Approved Minor Subdivision

Applicant: Joseph Seney

208 Rte 4N
Schuylerville, NY 12871

Contact: Mary Vogel

After discussion by the Board in the direction to go with this request, James Heber made a motion to approve the re-signing of the mylars (originally signed in 1997 and referenced with minutes from the meeting in 1997) for a lot line adjustment, which had previously run out before being filed in Saratoga County. Ed Martin seconded the motion. Motion to re-sign the mylar carried 5 ayes to 0 nays. Patricia Bryant will re-sign the mylars.

Town Engineer: Howard Doster nothing new to report

Town Zoning Administrator: Richard Colozza nothing new

MINUTES: The minutes from the March 20, 2006 and April 17, 2006 were approved with corrections. James Heber made a motion to approve both sets of minutes with corrections and Sue Martindale seconded the motion for approval of the two sets of minutes. Motion by the Board to approve both sets with corrections carried - 5 ayes to 0 nays.

Corrections to March 20, 2006 minutes

Page 1, midway down

[change]: *Me* Coseo.....

[to read]: Mr. Coseo.....

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 15

Page 4, midway down

[change]: the access road that is shown would be a pathway to the property that is behind the proposed subdivision and is a parcel **owned** by NYS - the pathway is there so as not to allow for a land-locked parcel to be created, which Town laws require when building. DEC notes that currently this land is listed as forever wild.

[to read]: the access road that is shown would be a pathway to the property that is behind the proposed subdivision and is a parcel **tentatively being purchased** by NYS - the pathway is there so as not to allow for a land-locked parcel to be created, which Town laws require when building. DEC notes that currently this land is listed as forever wild.

Page 5, 2nd paragraph

[change]: Paul Irish, Ballston Spa.....

[to read]: Paul Irish, 3A King Rd.....

Page 7, 4th paragraph

[change]: Patricia Bryant noted that as properties are developed any lots that are behind them NY State and the Town do not allow for **parcels of other lands to not have an access to them.**

[to read]: Patricia Bryant noted that as properties are developed any lots that are behind them NY State and the Town do not allow for **the creation of land-locked parcels.**

Page 9, Boswell Engineering Title Heading

[change]: Number of lots: 16 single family residences and 1 lot to town of Northumberland for Storm Water management

[to read]: Number of lots: 16 single family residences

Corrections to April 17, 2006 minutes

Page 5, Boswell Engineering Title Heading

[change]: Number of lots: 16 single family residences and 1 lot to town of Northumberland for Storm Water management

[to read]: Number of lots: 16 single family residences

Pages 7-11

References to Mr. Lipinski as the speaker for the Stonybrook Land proposal (Mr. Lipinski is the president and owner of the project) was incorrect. The representative for Stonybrook Land was actually Mr. Peter Coseo. References of Mr. Lipinski's name were changed to reflect Mr. Coseo as the presenter and speaker for the project during this presentation.

Page 11, Mr. McEachron application

First paragraph

[change]:his application **requests** no longer allows for an Agri-business.....

Minutes
Town of Northumberland – Planning Board
May 15, 2006
(Corrected and Approved – June 19, 2006)

Page 16

[to read]:his application **request** no longer allows for an Agri-business.....

Page 12, 3rd paragraph

[change]: Doug Ward noted that he would have to pursue the Use Variance **though** the ZBA.

[to read]: Doug Ward noted that he would have to pursue the Use Variance **through** the ZBA
(Zoning board of Appeals).

June Meeting dates:

The agenda meeting will be held on Monday, June 12, 2006 at 7:30pm.

The monthly meeting of the Planning Board will be held on Monday, June 19, 2006 at 7:30pm.

Patricia Bryant asked if there was any other business to present tonight. There was none.

James Heber made the motion to adjourn the meeting. Wayne Durr seconded the motion. The vote to adjourn was unanimous. The May Planning Board meeting was adjourned at 11:30pm.

Respectfully submitted,

Deborah Colozza
(Interim) Planning Board clerk