

Town of Northumberland Planning Board
Monday June 24, 2024
7:00 P.M.
Town Hall

__Brit Basinger, __Jeff King, _____Susan Martindale, Chair __ Lisa Black, _ Holly Rippon-Butler, __Melanie Eggleston, __ James Heber, Vice-Chairperson, __ Dave Williams, __ Michael Haag

Town Employees: A __Dave Brennan, Town Attorney, __P Michael Terry, Code Enforcement, A __Charlie Baker, Engineer,
P Tia Kilburn, Clerk

All Stand for Pledge of Allegiance

NEW BUSINESS

Lot Line Adjustment – 4 parcels
Application #: 0004-24
Applicant: Anthony Woodcock
Surveyor: James Vianna, PLS
SBL#s: 144.3-1-30, 144.3-1-8, **144.3-1-9** & 144.-1-6.111
Location: Route 4
Acres: .209 current / .525 proposed
Zone: Hamlet

OLD BUSINESS

Major Subdivision 13 Lots
Application #: 0010-20
Applicant: Stephen Spencer
Surveyor: Wade Newman, CITE Development
SBL#: 116.-2-21, 116.20-1-98, 129.-1-77
Location: Colebrook Road / Brampton Woods
Acres: 62.77
Zone: R1

MISCELLANEOUS

Next meeting July 22, 2024

April meeting minutes

TOWN OF NORTHUMBERLAND

P.O. Box 128, 17 Catherine Street
Gansevoort, New York 12831
Telephone #: (518) 792-9179
Fax #: (518) 792-9203

PLANNING BOARD
Lot Line Adjustment Application

Date: 6/20/2024

Application #: 0004-24

Saratoga County Real Property Tax Services Notification: ☐ Yes ☒ No Date Received in Office: _____

Applicant Name: Anthony Woodcock (Previous) Owner Name: Beatrice Montgomery

Mailing Address: 218 RT. 4 N Mailing Address: Deceased
Schrylerville NY 12871

Phone Number: 518-232-6957

Kellogg Humphreys
Location Address: 216 RT 4 N 144.3-1-30 SBL #(s): Anthony woodcock
218 RT 4 N 144.3-1-9
Patricia Patrick
for Brian Malinowski 220 RT 4 N 144.3-1-8 And: 238 RT 4 N 144-1-6.111
Kevin Toseino
Number of Lots Affected: Four

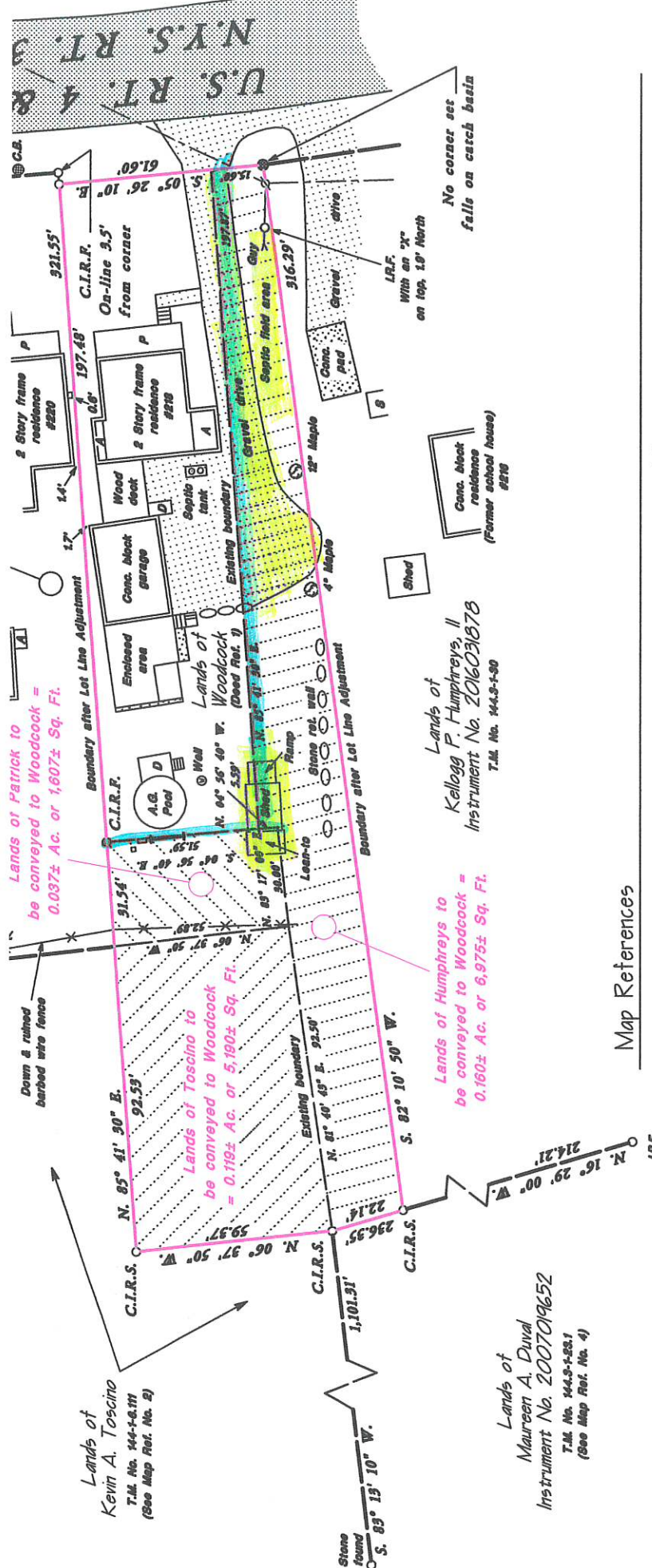
The following refers to the "current" parcels as recorded with Saratoga County and labeled as "Illegal Subdivisions";

Total Contiguous Acreage Owned by applicant: 0.21 Total Contiguous Acreage Owned by Prior Owner: 0.21

Current Zoning: Hamlet

Anthony Woodcock
(Applicant's Signature)

James M. Vannoy, PLS
190 Lakeside Rd.
Stillwater, NY 12160
(Co-Applicant's Signature)



Map References

1. Map entitled 'MAP OF LAND TO BE APPROPRIATED BY THE STATE OF NEW YORK FROM STEPHEN H. MOREY', Contract No. 73, Parcel No. 2576, lastly dated September 16, 1910 as prepared by the Canal Division Engineer and as obtained from the New York State Canal Corporation.
2. Map entitled 'DIVISION OF LANDS OF WADE H. BALLA', dated September 16, 2000 as prepared by Terry L. Humiston, L.S., and
3. Map entitled 'SURVEY OF THE REMAINING LANDS OF MAUREEN A. DUVAL AS DESCRIBED UNDER PARCEL 2 IN INSTRUMENT NO. 2007019652 & INSTRUMENT NO. 2007019653', dated November 19, 2009, lastly revised on November 23, 2009 as prepared by James M. Vianina, P.L.S.
4. Map entitled 'SURVEY OF LANDS OF THE TOWN OF NORTH-UNDERLAND, SITUATE ALONG THE HUDSON RIVER NEARLY OPPOSITE THE THOMPSON ISLAND DAM', dated

Date _____ Work Performed _____

Existing Boundary

Currently NON-Conforming

Proposed Boundary

0004-24

Anthony Woodcock

218 Rte 4

Schuylerville NY 12831

144.3-1-9

SBL #	Property Owner	Current Road Frontage	Current Lot Size	Proposed Frontage	Proposed Lot Size
144.3-1-9	Anthony Woodcock	40'	9,092 sq ft / .209 ac	55.6' (add 15.6')	22,864 sq ft / .525 ac
144.3-1-8	Patricia Patrick & / or Brian Malinoski	40'	12,196.8 sq ft / .28 ac	40' (no change)	10,589.80 sq ft / .243 ac
144.3-1-30	Kellogg Humphreys	125'	36,154.8 sq ft / .83 ac	109.4' (minus 15.6')	29,179 sq ft / .67 ac
144.-1-6.111	Kevin Toscano	347.27'	779,288.4 sq ft / 17.89 ac	347.27' (no change)	774,098.4 sq ft / 17.77 ac

Zoning Compliance

Hamlet Zone Needs	100' Rd Frontage	20,000 SQ FT Lot Size
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Application #: 0004-24
Applicant: Anthony Woodcock
218 Route 4
Schuylerville NY 12871

James Vianna, PLS
Surveyor

Currently the applicants driveway, shed and septic are on his neighbors property, lot line will correct this.
Lot Line Adjustment will also make the minimum lot size of the applicants property conforming for the Zone.

Survey Notes

1. Information shown in parenthesis is of record and is shown on this map to facilitate understanding the relationship between said information with that of the professional opinion expressed herein.
2. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
3. This survey was performed without the benefit of an abstract of title and/or title report and is therefore subject to whatever state of facts that may be revealed in such reports.
4. Building dimensions and offsets shown therefrom, are as measured from the exterior siding of said building.
5. Orientation to the Barge Canal is by recovery of baseline points 66+94.3, 60+94.46 and the two original 3/4" diameter iron pipes found marking the corners of appropriation Parcel No. 2576.

Deed Reference

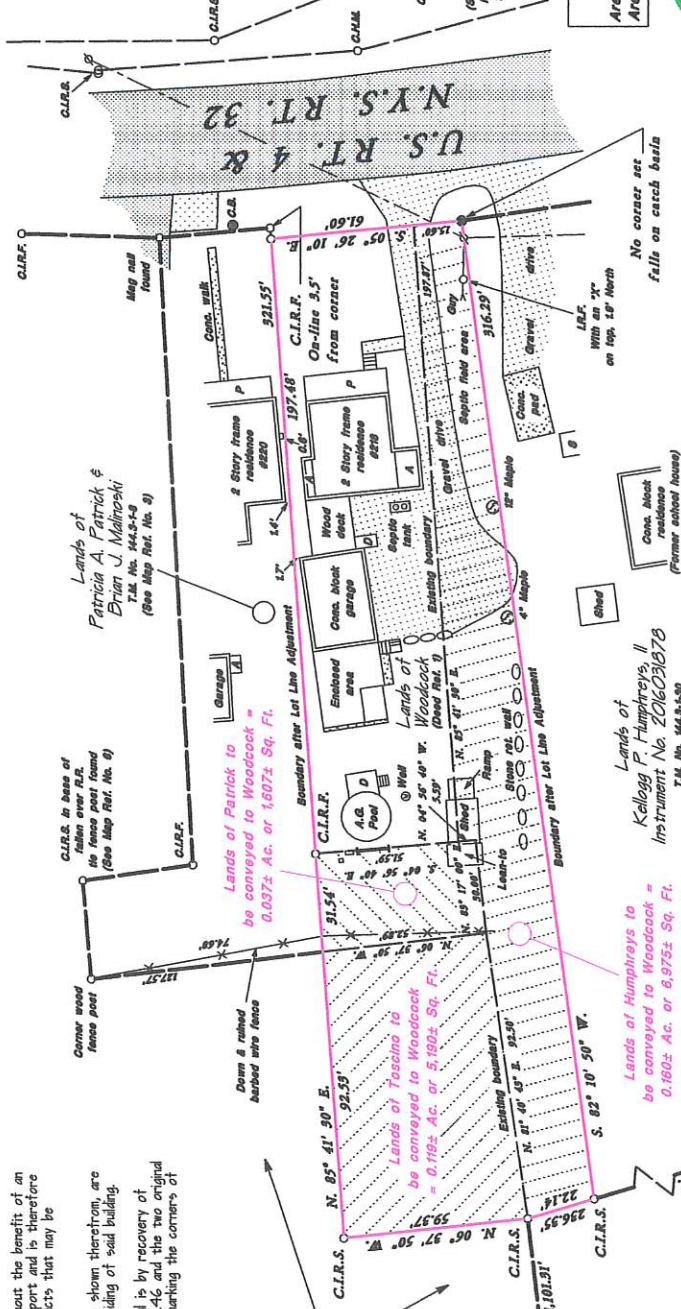
I, Duane T. Brown as Executor of the Estate of Beatrice E. Montgomery to Anthony M. and Jillian M. Woodcock, dated August 16, 2004 and recorded in the office of the Saratoga County Clerk on August 19, 2004 in Liber 1692 of Deeds at Page 418.



North Orientation
True North as per
Map Ref. No. 1

Legend

- IRF: Iron rod found
- CIRF: Capped iron rod found
- CURF: Capped iron rod set
- Overhead utility line



Area Tabulation Lands Of Woodcock
T.M. No. 144.3-1-8
Area before L.L.A. = 0.8092± Ac. or 9,082± Sq. Ft.
Area after L.L.A. = 0.5822± Ac. or 22,884± Sq. Ft.

MAP

SHOWING A PROPOSED FOUR PARCEL LOT LINE ADJUSTMENT

Prepared For
Anthony M. & Jillian M.
Woodcock

Located in the
Town of Northumberland
Saratoga County, New York
Scale: 1" = 30' / May 16, 2024

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JAMES M. VIANNA, P.L.S.

170 LOHNES ROAD
STILLWATER, NEW YORK, 12170
Phone & Fax: (518) 587-3381
E-mail: JViannaPLS@aol.com

Map No. 24-11-M



N.Y.S. Lic. 9050415

Map References

1. Map entitled "MAP OF LAND TO BE APPROPRIATED BY THE STATE OF NEW YORK FROM STEPHEN H. MOREY, Contract No. 73, Parcel No. 2576, lastly dated September 16, 1910 as prepared by the Canal Division Engineer and as obtained from the New York State Canal Corporation."
2. Map entitled "DIVISION OF LANDS OF WADE H. BALLA," dated September 18, 2000 as prepared by Terry L. Humston, L.S., and recorded in the office of the Saratoga County Clerk on November 2, 2000, lastly revised on October 4, 2000 as Map No. B-406.
3. Map entitled "MAP OF LANDS OF OLIVE V. PATRICK AND MARVIL C. PATRICK," dated November 1, 2006 as prepared by Thompson & Fleming Land Surveyors, P.C.
4. Map entitled "SURVEY OF THE REMAINING LANDS OF MAUREEN A. DUAL AS DESCRIBED UNDER PARCEL 2 IN INSTRUMENT NO. 200704652 & INSTRUMENT NO. 200704653," dated November 19, 2004, lastly revised on November 23, 2004 as prepared by James M. Vianna, P.L.S.
5. Map entitled "SURVEY OF LANDS OF THE TOWN OF NORTHUMBERLAND SITUATE ALONG THE HUDSON RIVER NEARLY OPPOSITE THE THOMPSON ISLAND DAM," dated December 19, 2014 as prepared by James M. Vianna, P.L.S.
6. Map entitled "SURVEY OF LANDS OF WELGOME STOCK LAND HOLDINGS, LLC, KNOWN AS 224 RT. 4 NORTH," dated June 26, 2020, lastly revised on July 8, 2020 as prepared by James M. Vianna, P.L.S.

Date	Work Performed
5/07/24	Field survey completed.

1. The sole purpose of the certification on this survey is to confirm the professional opinion of the surveyor to the client and on his behalf to the title company, lending institution or governmental body so stated for the specific purposes of this survey. It is not intended to extend this obligation beyond such transaction, deletions, additions and changes, title companies, lending institutions,
3. The certification hereon are not transferable.
4. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7109, subdivision 2, of the New York State Education Law.

~~Handwritten signature~~

APPLICANT INFORMATION

SUBDIVISION INFORMATION

*Note: Parcel 116.20-1-98 (0.54 ac) is to be acquired

Preliminary _____ Recreation _____



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

900 Route 146 Clifton Park, NY 12065
(P) 518.371.7621 (F) 518.371.9540 edpllp.com

May 16, 2024

Town of Northumberland
P.O. Box 128
17 Catherine Street
Gansevoort, NY 12831

Attn: Susan Martindale, Planning Board Chair & Planning Board Members

Regarding: Colebrook Road Conservation Subdivision
April 11, 2024, Pre-Application Submission
Colebrook Road, SBL: 129.-1-77

Dear Ms. Martindale & Planning Board Members:

We have completed a review of the Pre-Application documents presented for the Colebrook Road Conservation Subdivision (2024), located on Colebrook Road. The document submission included the following:

- Letter of Transmittal, dated April 11, 2024
- Town of Northumberland Planning Board Application for Subdivision
- Project Narrative, dated March 18, 2024, prepared by CITE Development, Engineering & Landscape Architecture, PLLC
- Concept Conservation Subdivision plan sheets C-2 & C-4, dated March 18, 2024, prepared by CITE Development, Engineering & Landscape Architecture, PLLC
- Traffic Assessment, dated June 21, 2021, prepared by Creighton Manning

The project is subject to Town of Northumberland Subdivision Regulations, Sections VI (Major Subdivision), Section VIII (Cluster Development), Local Law No. 1, Design and Construction Standards and town zoning requirements. The final approval of the conservation subdivision is subject to Town Board review and approval of the future protection/management of the open space resulting from the cluster development and road bond.

The following comments are related to concept review only, and do not provide a detailed review of the site-specific engineering. The detailed engineering review will be completed once the planning board approves the conservation subdivision concept.

During 2021 the planning board reviewed a version of the proposed conservation (cluster) subdivision. At that time, concept plans for both a convention subdivision, as well as a cluster subdivision, were presented to the board. The purpose of the initial submission was to determine the number of lots allowed by the cluster regulation. After a few versions of cluster subdivision layouts were presented, a preliminary concept for a cluster subdivision of nineteen lots was under consideration of the board.

During review of the initial cluster subdivisions, there was significant discussion related to Section II, Design Standards (2.5 Dead End Streets). To comply with this section, several concept conventional and cluster subdivisions were presented. The concepts included a cluster subdivision with a boulevard entrance, and two cul de sacs, and a cluster subdivision with a boulevard entrance, and an internal loop road around wetland 1A. With all previous versions of cluster subdivisions, all lots had access on a proposed town road.

The 2024 version of the Conservation Subdivision has eliminated the boulevard entrance and the internal loop road. The new plan shows seven proposed lots served by a new road terminating with a cul de sac, which appears compliant with the town Section II, Design standards.

The 2024 version shows four lots located along a shared driveway, with 50-foot access easement, and no turn around at the end of a 700+/- foot long driveway. Our experience has shown that these types of arrangements have the potential to provide issues for the town, this is why there are no provisions in the code for these driveways. Maintenance would be the responsibility of the four homeowners. Should there be issues between the individual neighbors sharing these costs, the problems are often presented to the town (request town to take over the maintenance). Should the town be required to take over the future ownership of the access easement due to problems, the road is not built to town standards, and there are no provisions for snowplows to turn around. In the present configuration, the proposed lots do not meet the town's frontage requirements (no access to public right of way) and may require variances from the town zoning board.

The two remaining proposed lots are shown with keyhole lot access to Brampton Lane. From a concept standpoint we do see an issue with these two lots. While this arrangement will most likely not be favored by the residents within Brampton Woods, the potential impacts (increased traffic) from two proposed keyhole driveways would be less than if a town road were to be constructed.

Pending planning board determination of the viability of the proposed Concept Conservation Subdivision, the following project documents will be required:

- Jurisdictional Determination (JD) from the US Army Corps of Engineers (USACOE).
- Detailed plan for ownership and maintenance of cluster open space.
- State Environmental Quality Review, Long Environmental Assessment Form.
- Detailed grading and drainage plans that show the total amount of site disturbance (limit of clearing and grading line) for the entire subdivision.
- Stormwater Drainage Report, compliant with the most current New York State Stormwater Design Manual.
- Stormwater Pollution Prevention Plan (SWPPP), including stormwater Notice of Intent for compliance under NYS Stormwater General Permit.
- Detailed cluster subdivision plans including road profiles presented at a scale of 1" = 50', erosion and sediment control plan, construction details.
- Conservation easements for all lots that border proposed cluster open space.

- A detailed estimate of the road construction and associated stormwater management facilities. The road construction estimate will be used to establish the amount of the road construction bond that must be reviewed and approved by the town board, town attorney and town engineer.
- The plans will require New York State Department of Health (NYSDOH) review and approval. Soil borings will need to be witnessed by the NYSDOH and the town engineer.
- Plans are subject to review and approvals from, town highway superintendent, fire department, emergency services, and County Planning Board.

These review comments are not intended to be all inclusive, additional information and project documentation will be required as more detailed project review occurs.

Please feel free to contact me with any questions or comments on the above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles D. Baker', with a stylized, cursive script.

Charles D. Baker P.E., Partner, Environmental Design Partnership

cc: Willard Peck, Supervisor (via email only)
David Brennan, Esq., Planning Board Attorney (via email only)
Michael Terry, Code Enforcement (via email only)