

Town of Northumberland  
Planning Board  
Location; Town Hall  
Accepted by the Planning Board  
Monday, November 27, 2023  
7:00 pm Page 1 of 3

**Planning Board Members Present:** Vice Chair James Heber, Holly Rippon-Butler, David Williams and Michael Haag

**Members Absent:** Melanie Eggleston, Jeff King, Brit Bassinger, Lisa Black and Chair Susan Martindale

**Town Employees Present:** Dave Brennan, Town Counsel, Michael Terry, Code Enforcement and Tia Kilburn, Clerk

Vice Chair Heber opened the meeting and addressed all in attendance and asked them to stand and salute the flag at 7:02 pm. Quorum established.

Vice Chair Heber announced the 1<sup>st</sup> public hearing **application #: 0011-23, Ian Macicia, Major 2 lot subdivision corner of Goff Rd and Grange Hall Rd, Owned by Gordon Sacks in the Agricultural District, SBL: 156.-1-5.21.** He asked the applicant to explain his application.

Ian Macicia introduced himself to the Board and explained his proposal as a two-lot subdivision, subdividing 10 acres out of 17.49 acres to construct a single-family residence. He pointed it out on the site map displayed. Vice Chair Heber asked if there were any comments from the public?

Mr. Loomis asked how it was going to affect the rest of the homeowners. Mr. Macicia replied not really, he pointed out one neighbor and the other side is vacant. Mr. Loomis asked if it was supposed to be forever protected as agricultural, he asked if this is ok is it ok for everyone to do it? Mrs. Loomis interjected he is talking about when Solomon split them up they weren't allowed to be subdivided anymore. The Clerk stated that is a different subdivision, Mr. Wells stated this is the gentleman on Goff Road, not West River Rd.

Mr. Macicia stated it still falls under the 10-acre requirement for agricultural.

Vice Chair Heber asked if there were any other questions or questions or comments from the Board, none were noted. He stated they have two public hearings tonight so they will move forward and return to this application later. He announced public hearing for **Peter Wells, minor subdivision, application #: 0009-23, West River Road, SBL: 91.-1-19.11.**

Mr. Wells addressed those in attendance, he stated there is 180 plus acres up in the back he will sell to take care of his Aunt that is in assisted living and has outlived her long term care insurance policy. The Board reviewed the maps, Vice Chair Heber asked how wide the roadway was to access the parcel, Mr. Wells replied 50'. Mr. Haag stated it is not a ROW it is actually part of the parcel. Vice Chair Heber asked if there were any comments from the public regarding this subdivision.

Mr. Loomis how is that going to affect other properties, Vice Chair Heber stated he is not making anymore lots, he is taking a lot line and moving it so he can sell the back part, to a farmer and he will retain the front part. Mr. Loomis asked if he was keeping it farm property, Mr. Wells replied yes and reiterated it was to take care of his Aunt in a nursing home.

Vice Chair Heber asked if there were any comments or concerns from the Board, none were noted.

Mr. Williams made a motion to close the public hearing,  
Ms. Rippon-Butler 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Vice Chair Heber stated they should probably take a motion on the first public hearing, he asked if there were a motion to close the public hearing for application #: 0011-23,

Mr. Williams made a motion to close the public hearing for application #: 0011-23,  
Mr. Haag 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Vice Chair Heber stated the first thing on the agenda is for **Helen Bemis, Route 50, lot line adjustment taking a land locked piece of property and making it not land locked.** April Strong, daughter of Mrs. Bemis representing the applicant with authorization letter and Trustee.

Ms. Strong explained they would like to put a modular home on the parcel to be closer to her mom and take care of her, the three parcels were originally her Grandparents property, instead of them trying to deal with the land locked parcel they decided it would be easier to do a lot line adjustment and gain road frontage for the vacant lot.

Vice Chair Heber asked Mr. Brennan if they could waive the subdivision regulations and give an approval for a lot line adjustment, if it qualifies for a lot line adjustment, he stated he thinks it is on the agenda because there was a meeting and Mr. Terry wanted to make sure it qualified. The Board reviewed the small map (tax map) showing the configuration of the lots. Vice Chair Heber stated when they get the map they are going to have to keep 150' road frontage for each lot. Ms. Strong agreed, Vice Chair Heber stated it looks like they will have to move the one lot line about 3'. Ms. Strong said she will let the surveyor know.

Mr. Williams asked if there were power lines or something going across the lot in the back, Ms. Strong explained there used to be, but they have been removed, the pole is still there but there is nothing attached to it.

Mr. Haag asked if they are going to need the larger maps, Vice Chair Heber explained they are going to need to have the larger maps, but Mr. Terry can just sign off on the lot line adjustment if everything is there. Mr. Brennan stated he is thinking it meets the requirements for a lot line adjustment. Vice Chair Heber asked what the wishes of the Board were. Mr. Williams stated he is fine with a lot line adjustment, Ms. Rippon-Butler agreed. Mr. Brennan asked how many feet of road frontage is there supposed to be, Vice Chair Heber replied 150', Mr. Brennan stated they will have to adjust both lines, Ms. Strong agreed.

Ms. Rippon-Butler asked if the septic were marked on the map, discussion ensued on existing wells and septic. It was determined they would remain on their respective parcels and there was enough room for new systems for a new residence. Mr. Williams stated the information and location of the systems needs to be on the map as well, Ms. Strong agreed.

Vice Chair Heber asked if there were a motion to waive subdivision regulations and authorize Code Enforcement Officer to sign and approve a lot line adjustment.

Mr. Haag made the motion,  
Ms. Rippon-Butler 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Vice Chair Heber stated when she gets the final maps with everything on it, she brings the maps to the Code Enforcement Officer and he will sign off on it.

Vice Chair Heber re-announced the **2-lot subdivision for Gordon Sacks, application #: 0011-23**, he asked Mr. Brennan if he wanted to review the SEQRA, State Environmental Quality Review Act, Mr. Brennan read through part 2 of the long form, the Board discussed and answered the questions.

Ms. Rippon-Butler made a motion to declare a negative declaration on the long form SEQR,  
Mr. Williams 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Vice Chair Heber asked if there were any additional discussion, none was noted.

Mr. Williams made a motion to approve the 2-lot subdivision,  
Ms. Rippon-Butler 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Vice Chair Heber recalled **application #: 0009-23, subdivision for Peter Wells**. He asked if there were any discussion on this application, none was noted, he stated a negative declaration was declared at the last meeting.

Mr. Haag made a motion to approve application #: 0009-23,  
Ms. Rippon-Butler 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

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Vice Chair Heber stated they need to re-schedule the December meeting due to observance of Christmas, discussion ensued on availability of members and Town Council, it was determined the next meeting would be December 21<sup>st</sup> as needed.

Vice Chair Heber asked if there was any other business for the Board, none was noted.

Mr. Haag made a motion to adjourn the monthly meeting at 7:31 pm,  
Ms. Rippon-Butler 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Respectfully submitted,  
Tia Kilburn  
Planning Board Clerk