

Town of Northumberland
Planning Board
Location; Town Hall
Accepted by the Planning Board
Monday, June 27, 2022
7:00 pm
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Planning Board Members Present: Melanie Eggleston, Marybeth McGarrahan, Holly Rippon – Butler, and Chair Susan Martindale

Members Absent: Jeff King, Lisa Black, Vice Chair James Heber and Brit Basinger

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

Chair Martindale opened the meeting and addressed all in attendance and asked them to stand and salute the flag at 7:00 pm. Quorum established.

(Due to the voice recorder failure, there is no recording for this meeting)

Mr. Brennan explained they have a referral from the Town Board regarding Stonebridge Farms PUDD, Mr. Anthony Melfi is the new owner of the farm. Chair Martindale asked if he was continuing with the event (wedding) venue and she understood this was review for an additional structure to be built. Mr. Melfi said he proposes to build a one-story residence for family and staff, they are raising horses and in the commercial area of the farm they have a Spa. Chair Martindale asked what the spa consisted of, did it include massages and if he meant for people? Mr. Melfi stated it is for people, no, hair or nails it is massages and such it utilizes infrared.

Mr. Brennan explained why this is in front of this Board, he stated they were constructing a single-family dwelling on the farm, neighbors complained and brought it to the attention of Code Enforcement, it is a change in the PUD therefore the Town Board has referred it to this Board for comment. Chair Martindale asked how many existing residences there were currently, Mr. Melfi stated 2, he explained the new one will be for farm help and family.

Ms. Rippon-Butler asked where the house will be located on the property, Mr. Melfi showed the Board on the small site plan and stated it is approximately 400 yards from the house to the road. Ms. Rippon-Butler asked if it was next to the track or paddock? Mr. Melfi replied no it is located up front where they do not use the paddock. Ms. Eggleston asked if they had to schedule a public hearing, Mr. Brennan stated no the Town Board is conducting a public hearing / site plan and they are looking for a referral from this Board regarding a change to the approved PUDD. Chair Martindale asked if he had to partition off the property from the ag for the single-family home? Ms. Eggleston asked where the Spa building was? Mr. Melfi explained it was in one of the buildings within the commercial area of the property, he added that is an allowed use for the PUDD and added the single-family home is also allowed. Ms. Rippon-Butler stated her comment to the Town Board would be to site the house to take up the least amount of agricultural property as possible.

Mr. Woolley, bordering neighbor of the farm sited Article XI, Supplemental Regulations of the Zoning Ordinance for the Town of Northumberland, particularly sections H & J, regarding the placement of buildings;

H. Principal Buildings Per Lot: Unless otherwise specified, there shall be only one (1) principal use and building per lot in all districts.

J. Frontage Upon a Street: Every principal building shall be built upon a lot with frontage upon a street improved to meet the standards of the Town of Northumberland.

1. The minimum required frontage for one principal building shall be twenty-five feet; and such frontage shall

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provide actual physical access to and from the lot to be built upon from such purposes of ingress and egress to the lot by emergency vehicles such as fire trucks and/or ambulances.

He then suggested placing the house in the southwest corner with road frontage.

Chair Martindale asked if they need to complete a subdivision or can he construct for farm help, she asked if this was a site plan and not a subdivision? Mr. Brennan replied this is a change to the approved PUDD and it needs to be reviewed for changes.

Mr. Woolley stated he voiced his concerns regarding house or structure placement(s) a year or so ago when the Town Board had a public hearing regarding the PUDD. At that time, he was told there was protection for that, he cited Article VI of the Town Zoning Ordinance, Section E. Siting and Design Standards for Development.

Chair Martindale asked if there were any comments from the Board. Mr. Brennan explained what the Town Board was looking for from this Board. He stated they need this Board to review the change / addition of a single-family residence to update the PUDD.

Ms. Rippon-Butler asked why Mr. Melfi choose that location to construct. Mr. Melfi explained it was the best location, it would not disturb the agricultural use and it would not be in the commercial use area.

Ms. McGarrahan asked what the vertical dotted line was on the site plan. Mr. Melfi stated it is a deed property line for a 10-acre lot.

Discussion ensued on the proposed location for the new dwelling.

Mr. Brennan asked the Board if they had a motion with a response for the Town Board. Ms. Rippon-Butler suggested a thorough review to address the neighbors' concerns and least amount of agricultural land disturbed.

The Board did not express an official opinion.

Chair Martindale introduced the next item on the agenda application #0012-21, Subdivision; Mott and West River Rd for James O'Donnell.

Mr. Brennan stated he reviewed the deeds submitted at the last meeting and did not find any indication of "no further subdivision". Chair Martindale stated they had to make a decision so the applicant may pursue a subdivision.

Mr. Phillips, Esq. for the applicant stated they have work to do, engineering and asked if they could schedule a public hearing? Mr. Brennan stated they need application, the layout and additional paperwork for the file before they can schedule a public hearing.

Discussion ensued and it was determined the applicant will prepare the required plan and paperwork and return to the Board.

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Mr. Brennan suggested they submit the required subdivision plan and the Clerk can forward it to the Town Engineer and Board Members prior to the meeting.

Chair Martindale asked if there were any additional business for the Board, none was noted.

Ms. Eggleston made a motion to adjourn at 8:45 pm,
Ms. Rippon-Butler 2nd the motion,
All in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn
Planning Board Clerk