

Town of Northumberland  
Planning Board  
Location; Gansevoort Volunteer Fire House  
Accepted by the Planning Board  
Monday, March 08, 2021  
7:00 pm  
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**Planning Board Members Present:** Melanie Eggleston, Lisa Black, Jeff King, Brit Basinger Chad Reinemann, Holly Rippon-Butler, James Heber, Mary Beth McGarrahan and Susan Martindale, Chairperson

**Town Employees Present:** Dave Brennan, Town Counsel, Charles Baker, Town Engineer, Richard Colozza, 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 7:05 pm. he stated due to Covid-19 meetings are being conducted differently, social distancing, mandatory masks and limited number of people at one time physically in attendance. The meeting was in compliance.

Quorum established.

Chair Martindale introduced the first item on the agenda, public hearing for Application #0003-21, Adam Kolasienski minor subdivision.

Mr. Kolasienski explained the prospective purchaser of the 2<sup>nd</sup> parcel is absent and he has the survey maps. Mr. Brennan asked if he could give an update. Mr. Kolasienski stated they added the "Right to Farm" language and the surrounding property owners to the map. Chair Martindale asked if there were any public comment, none was noted. Mr. Brennan stated the Clerk will need the map and SEQRA, State Environmental Quality Review Form to submit to Saratoga County Planning Board so they will hold the public hearing open. The Clerk stated she needed the information in the office by Wednesday because that is the cutoff for the monthly submissions to County Planning. Mr. Kolasienski agreed to get her the information.

Chair Martindale introduced the next item on the agenda, new business application #0005-21, Proposed PUDD, Planned Unit Development District, Stonebridge Farms, LLC.

Mr. Dan Farnan, PE from Maser Consulting as representative with Ms. Genevieve Trigg, Counsel for the Applicant. Mr. Farnan explained the application as a request for a PUDD for the existing horse farm located at 125 Sherman Ln., it is 86.28 acres and has recently been used for small events such as weddings (9 events so far). He explained each time they would get a special event permit from the Town; however they are limited to the number per year. He explained the site plan layout, the buildings and area used as a venue and areas still being used for agricultural. The commercial use will only occupy 5 acres and the agriculture use will be 72 acres, he stated they will continue to farm they would just like to expand the use and be able to hold events. The traffic flow will be from Austin Road, the road is all paved and able to support full size fire trucks, he added they have held a total of 9 events and have had no issues. The events will have low noise due to the fact there are thoroughbred horses on the farm and they spook easy, horses do not like loud noises so there will be no fireworks or loud music. Mr. Farnan stated they have a report for the septic systems and if any event goes over the limit for attendees they would bring in portable bathrooms.

Ms. Trigg explained the PUDD is for the flexibility of use, they are requesting a change from agricultural to the PUDD and have submitted a proposed Town Law for this parcel only. She explained the density of use will not exceed 20% of the parcel. She stated all development on the lot is existing and located more in the center of the parcel. Stonebridge Road will not be utilized for the traffic flow as they will use Austin Road. The purpose of the PUDD is to add three additional uses to the parcel, agricultural events, catering and other special events. She explained the parking and accessory parking if needed, the private water supply is existing there will be no new construction or roadways. She requested the Board to send a positive recommendation to the Town Board.

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Chair Martindale asked if the vendors for the events are hired from offsite? Mr. Farnan replied yes, Chair Martindale asked if alcohol is served at the events, Ms. Trigg stated if it is it will be by a licensed vendor. Mr. Reinemann reiterated there will be dual uses? Mr. Farnan said yes, there are 6 paddocks to be used as parking and they may have events to show horses. Mr. Reinemann asked what the maximum size of an event was. Mr. Farnan said they will work with Mr. Colozza, Code Enforcement Officer for the building codes. Mr. Basinger asked if they would hold events under tents? Mr. Farnan stated that will be under different building codes. Ms. Trigg interjected she believed the number for capacity is 400 people and then they could use outdoor tents, they don't want to go to large. Chair Martindale reiterated medium size events, Ms. Trigg said 300 people.

Vice Chair Heber discussed the parking on the site plan with no number of hard surfaces, in the Spring and Fall it is possible they can't park in the paddocks. Mr. Farnan stated they are not looking to install pavement. Chair Martindale asked how wide the access road was, Mr. Farnan said it is paved 12' to 14', one lane and they will have temporary signs for each event. Chair Martindale reiterated they will not be able to park on the side of the road due to emergency access. Mr. Farnan agreed, he discussed parking required by the American Disability Act, Mr. Basinger asked how they determine the number of required spaces. Mr. Farnan replied they will have 4 and if more are required, they can go around the building.

Ms. Rippon-Butler asked how many single use permits can be obtained in a year? Ms. Trigg stated there was no limit, Ms. Rippon-Butler stated she was trying to understand the purpose of the conversion and she asked if it would be an increased burden for ems? Mr. Brennan stated ideally an emergency plan from the owners and a preplan at the fire house would be filed to show easy egress and ingress.

Vice Chair Heber said this Board is only sending a recommendation to the Town Board. Mr. Brennan agreed and explained, they have been issued the one-time special event permits up until this point the reason, they are seeking a zoning change to a PUDD is they could get a use variance but that would not allow other uses because it does not currently comply with zoning. This Board will send a response to the Town Board whether or not you think it is a good idea or if you recommend changes to the law, after that it will return to this Board for site plan review, you can regulate hours, noise, traffic and occupancy limits, things to think about is fireworks used for events and neighbors may ask things like water usage. Mr. Reinemann reiterated they need to discuss the specifics for the site plan and not for the PUDD zoning. Mr. Brennan stated it could be both, there is a lot existing so it will be more operational, the Town Board will adopt the Law and this Board can tack on to the site plan, most of the regulations will be in the Town Law.

Ms. Eggleston asked if there would be a public hearing for the re-zoning? Vice Chair Heber stated at this point this Board needs to look at the site plan and make a recommendation to the Town Board.

Mr. Reinemann asked the difference in agricultural use and the dual commercial use; Vice Chair Heber responded the paddocks will be used for the horses when it's not used for parking. Mr. Farnan stated the other paddock will not be used for agricultural at all. Vice Chair Heber stated they are making the Law and can put stuff in, restrictions. Ms. Trigg stated they will add stuff in, emergency notifications, no fireworks, limited access and however, they are concerned if this Board is restricting hours of operation and days of use. Mr. Reinemann stated they Board will need time to make a list, Vice Chair Heber stated they could have a workshop meeting. Ms. Trigg agreed and said Mr. Matia could not make this meeting.

Ms. Rippon-Butler asked if once it is created PUDD is it available to other property owners, Mr. Brennan said no,

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it is parcel specific and other people would have to apply for the PUDD separate. Mr. Colozza interjected the Town does have other PUDD areas. Mr. Brennan explained it stays with the property it is not really a new Zoned Area.

Mr. King asked if it was a private well and it will have to follow Department of Health regulations. Mr. Brennan responded yes, it is non community transit and will need a separate permit from the Health Department. Mr. Colozza stated they can have a dry well for the pond for fire department use, Mr. Farnan said it is already existing.

Ms. Eggleston asked about the wells, Mr. Farnan stated they will show them on the next map. She then asked if there was a kitchen used for the events, Mr. Farnan said there is no kitchen. Ms. Trigg stated it is basically one big room.

Ms. McGarrahan asked if the arena needed sprinklers, Mr. Colozza said no, it is a metal building and has an alarm hooked to the fire house.

Ms. Trigg suggested a site visit, Mr. Brennan agreed and stated he liked the idea of a workshop, Chair Martindale asked the Board thoughts on a site visit. Mr. Farnan stated he can co-ordinate it with the owners if this Board wanted to suggest 2 dates, he would see which would be better. Discussion ensued on a site visit. It was proposed to meet off Sherman Lane at the Office, at 9 am on one of the remaining Saturdays before the workshop meeting. Discussion ensued on a workshop meeting, it was determined it would be Monday, March 29<sup>th</sup> at 7 pm at the Town Hall. Mr. King stated he would not be able to attend the workshop meeting that night, however because the area is heavily used for agricultural, he would like to add the Right to Farm Law and get recognition from the applicant they are aware of that use even during events being held.

Ms. Rippon-Butler asked if there were any additional material on how it would benefit the Town? Mr. Farnan stated it would be drawing people in from out of Town and they would possibly visit local businesses and attractions, they could be stopping at farm stands and green houses.

Chair Martindale introduced the next item on the agenda, application # 0003-20, Omni Navitas, Solar Farm on Wall Street. Mr. Basinger and Mr. King recused themselves. She stated they had a new proposed plan.

Vice Chair Heber asked if the public hearing was officially closed, the Clerk responded yes, it was left open for additional public comments in writing and now it has been closed.

Mr. Csaplar explained the new plan as a downsize, he stated they got rid of the middle array, pushed it more north on the lot and increased each panel to 530 watt making it 3.9 megawatt.

Mr. Kenna explained they won't see the southern array at all. Chair Martindale asked if it was using the most level part of the parcel and Mr. Kenna stated one of the level areas, Chair Martindale then stated it is still using the prime ag land. Mr. Kenna stated the Right to Farm Law is to protect farmers from the neighbors and this property owner has the right to choose solar farming. Chair Martindale stated she agrees with the solar concept just does not feel this is the right place for it. Mr. Kenna stated this Board asked for a second plan, Chair Martindale said this Board has the right to protect ag land and she would recommend declining this application for that reason. Mr. Reinemann interjected he would rather see it all together as one array. Mr. Colozza stated this is prime farm land, it maybe clay but it is still considered prime farm land by Town standards. Mr. Countermine a member of the

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public asked what is the benefit to the Town for a use like this. Ms. Trigg stated it is a public benefit and she explained anyone can buy into it and save 20% on their electric bill.

Mr. Brennan stated the applicant has agreed to extend the 62-day period from the closing of the public hearing until April's meeting due to the re-designed plan, they can offer public written comment on this plan and Mr. Baker, the Town's Engineer needs time to review it.

Chair Martindale announced the next item application #0001-21, Stewart's Shop addition. Chris Potter, representing the applicant explained they are proposing a 15' addition to the existing end of the building where they take deliveries. He stated they would install a larger walk-in freezer and expand the food service area; it will be a complete interior remodel. They are proposing expanding the sidewalk and adding 1 parking space, the existing sidewalk behind the building will be redirected. Chair Martindale asked if it will meet the setbacks, Mr. Potter said no, they have been to the Zoning Board for a variance. Mr. Colozza stated the Zoning Board is willing to hold a joint public hearing if this Board agreed. Mr. Reinemann asked if they would expand the pavement, Mr. Potter replied only about 6 or 7', Mr. Reinemann then asked if there would be any tree clearing, Mr. Potter replied only shrubs. Mr. Brennan asked how old the buried fuel tanks were, Mr. Potter said at least 13 years since the new building was built.

It was agreed this Board would join the public hearing with the Zoning Board of Appeals on April 7<sup>th</sup>, 7 pm at the Town Hall.

Chair Martindale announced the next item on the agenda, AT&T, Centerline Communications, Cell Tower

Ms. Brenda Blask Lewis, representative for Centerline Communications discussed the new material submitted for the 120' mono pole cell tower to mirror the existing Verizon tower at 5 Blue Heron Ter.

Chair Martindale stated they need a public hearing and Saratoga County review. Mr. Colozza interjected and asked if there were any reason it will be the same height as the existing Verizon tower, he stated they get complaints because of the poor reception for that one and they should go higher to try to get better coverage. Mr. Reinemann stated the applicant did a study and showed the coverage at different heights and there wasn't really that big of a difference. Discussion ensued on increasing the height of the tower.

Mr. Basinger made a motion to continue the study and a balloon fly at 140', 160', 180' and 200',  
Mr. Reinemann 2<sup>nd</sup> the motion,  
All in attendance agreed.

Ms. Blask Lewis asked what kind of view shed would they like to see, Mr. Basinger replied the same as the Verizon tower for comparison. Mr. Brennan stated the Clerk can pull the other file for Verizon and give the applicant the information.

Chair Martindale introduced the next item, Angelo Rosse, application # 0002-21, proposed mining permit.

Mr. Rosse stated the plan has not been presented to Department of Environmental Conservation yet, they are finishing up the application. He stated he looked at the Town regulations and compared the Town vs. State. He added the parcel is 7.69 acres, he proposes mining 6.3 acres, 20' down and it is 312' at the highest elevation. The

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excavation will be more like 12', they are just leveling off the field to make a better agricultural field. Mr. Rosse explained they will have impact control and work in 1 to 2 acre areas at a time, the process will take less than 10 years. The equipment used will be similar to agricultural equipment and for the traffic there maybe 2 trucks in an hour. They have a traffic study an ambient study and there will be no blasting. He will install signs for trucks entering and exiting. Discussion ensued on moving the entrance to Homestead Road, Mr. Rosse stated he felt it may be a hazard due to the speed the vehicles travel on Homestead Road.

Mr. Reinemann asked Mr. Colozza if the setbacks were to the open pit or what does the 100' setback represent. Mr. Norensky replied DEC requires 25' setback. Mr. Rosse stated it deals with State and non-State jurisdiction, he added DEC will prevail. Vice Chair Heber disagreed. Mr. Brennan interjected that the State has preempted and Boards cannot control it, however he will confirm it.

Chair Martindale announced Tim Pink, Pink Pup application #0008-20.

Mr. Pink stated he had a meeting with the Town's Dog Control Officer because he felt the Town Law was vague.

Discussion ensued on conditions to control any issues arising from barking dogs.

Mr. Reinemann made a motion to approve contingent upon if there are 3 convictions by the Town Court the applicant will have to return to the Planning Board for a Public Hearing and possible revocation of the permit. Mr. Basinger 2<sup>nd</sup> the motion,

Motion passed 7 – 2

Mr. Basinger	Ms. Rippon-Butler	Chair Martindale
Mr. King	Ms. McGarrahan	
Mr. Reinemann	Vice Chair Heber	

No Vote;  
Ms. Black  
Ms. Eggleston

Chair Martindale announced the last item on the agenda, Subdivision for Stephen Spencer, application 0010-20 Wade Newman, Engineer for the project introduced himself and Stephen Spencer the owner of the property. Mr. Newman refreshed the Board stating at the last meeting the Board wanted time to review the proposal and Give Mr. Baker, Engineer for the Town a chance to review the plan, he stated they received a comment letter from Mr. Baker. Mr. Newman asked if the Board wanted him to start from the beginning because not all members were present last month. Chair Martindale agreed.

Mr. Newman explained their proposal as a conservation subdivision, they prepared an existing conditions plan, a conventional layout and the proposed conservation design. Part of the conservation design they identified any jurisdictional wetlands Army Corp. or DEC as indicated on the drawing, the project is accessed off an existing, approximate 60-foot strip with frontage on Colebrook Rd, they are proposing to enter with a divided boulevard for the first few hundred feet to allow for secondary access, per the Town Code. The density calculations allows 16 lots, their conventional yield plan had 13 lots and he recognized EDP (Town Engineer) had some comments on the density calculations on the conventional design he stated they will address that to help the Board arrive at an

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allowable density. There was a little confusion about a 14<sup>th</sup> lot that was shown on the plan, he explained it is intended to potentially a paper street to allow for future access to the North lot of 20 acres. He discussed lot number 9 with access provided with an access easement over the 14<sup>th</sup> lot, they can change that. Mr. Newman then said the 14<sup>th</sup> lot is excluded from the calculations for the density. He said they would relabel the 14<sup>th</sup> lot to paper street lot b and is not a buildable lot as part of this project. Mr. Baker stated the 14<sup>th</sup> lot is part of the 20 acres to the North and would be part of the subdivision. Mr. Newman disagreed, he said they changed the plan from the previous month and excluded the 20-acre lot, they are only proposing development of the 43 acres only 2 lots.

Due to the timing of the receipt of new maps and the meeting neither the Board or Mr. Baker had a chance to review the new design.

Mr. Newman gave a brief response to Mr. Baker's letter, the 1<sup>st</sup> comment regarding site distance on Colebrook Road, they will prepare a site distance analysis, there is roughly 450' to the East and 425' to the West, currently there is a 15-mph yellow speed limit sign, Mr. Baker interjected a yellow sign is not a regulatory sign. Second comment specific to the conventional design it is applicable to both, 800' maximum dead-end street without secondary access what they propose is a divided boulevard to limit the 800' feet from that point forward he said he had discussed it with Mr. Colozza, Code Enforcement Officer as potential option. Vice Chair Heber asked how far it was from the intersection with the cal de sac? Mr. Newman responded it is just under 800', Ms. Rippon-Butler asked Mr. Baker if he could explain what he means by emergency access could be provided to Colebrook Rd, He stated it appears on the map there is a second silver of land that comes out onto Colebrook Rd, on the West side where they could construct an emergency access road for emergency vehicles and it doesn't have to be a travel lane that is traveled and it could tie into the one cal de sac. Mr. Basinger asked if that would include a right of way? Mr. Baker said it would have to be an easement for access for emergency vehicles, Mr. Basinger said that would affect the dimensions on the lot count reducing it by a lot, Mr. Baker stated not by a lot. Mr. Newman stated it was only a 30' wide access. Discussion ensued on creating a fire lane. Mr. Newman asked if the access would be required if they don't exceed the 800', Mr. Baker agreed and added the Board has to make the decision if they accept the first 700' as boulevard and then the additional 700' to the backside of the one cal de sac, almost doubling the amount of road but that is a decision the Board has to make. Mr. Basinger asked if that could be avoided if they ran the boulevard all the way to the T? Discussion ensued on long driveways, road length and size of cal de sac.

Mr. Colozza stated they have to consider the length as a dead end, the size of the cal de sac matters for emergency access for fire trucks and equipment. The cal de sacs are too small now at 70', splitting the boulevard distance does not fix the issue of undersized cal de sacs. Mr. Baker added 1600' is a lot of road to maintain and when it comes time to rebuild it and pave it it would be expensive, that is something the Board may want to consider, if it is a viable option. Mr. Newman stated due to the site there are not really many options for secondary access into the site.

Mr. Reinemann stated he had 2 comments repeated from the last meeting, the future lot 14 is still confusing to him and the setbacks to the Colebrook Road properties, he would like to see an additional 25' setback added to the building lot to ensure there is enough distance for each well and septic. Mr. Newman stated they already have a 50' buffer to the other properties, Mr. Reinemann agreed and said the reason for it is it is a conservation subdivision and there are a lot of lots against one property. Mr. Basinger suggested they say they can have the well in there and then a 70' buffer, Mr. Reinemann agreed. Mr. Newman stated they will keep that in mind and once they get actual surveys, they can look at it.

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Mr. King stated they discussed the 800' and the dead-end streets, item 3 in Mr. Baker's letter addresses the size of the cal de sacs in the conventional plan, they need to be expanded to meet the Town's Regulations which might affect the density? Mr. Baker agreed and said in order to get an accurate number you need to show what those cal de sacs would look like in conformance with the code. Mr. Newman said they will and they will have it available for the next meeting.

Mr. King then addressed comment #4 from the letter, Mr. Newman said Mr. Baker requested adding the septic and wells and all other aspects and they can add all that, they will comply.

Discussion on lot 14, paper street, Mr. Baker said if that is a paper lot for future access, can they consider 2 lots on a paper street as having frontage, because the street doesn't exist until it is built. Mr. Newman answered they can either flip it so lot 9 has frontage and the paper street has an easement over lot 9, or there is enough room to leave a 25 or 30' strip outside of the paper street, between the paper street and lot 8 to get back to lot 9?

Mr. Brennan said he didn't believe Mr. Colozza could issue a building permit for a lot that doesn't have street frontage, under Town Law 280-A, Mr. Newman responded the ways he tried to explain it would address that, either have the frontage the width of the paper street and then the paper street would have an easement over it, Mr. Brennan stated he would have to think about it, if they are reserving it for a paper street for an extension and you don't own it and then you build a street over it, how do you dedicate that to the Town? Mr. Newman said that is why he thought they would put the 25' strip there, Mr. Brennan agreed, but he said he is not saying that is acceptable to Mr. Baker or the code but the other 2 options are not working.

Item 5, regarding stormwater, Mr. Baker said the question is whether or not it is big enough. Mr. Newman stated they will address that. He then said #6 will also be taken care of regarding the label for lot 14. #7, regarding shared driveways, it did not appear there was an engineering issue but more of how the Board felt about shared driveways and if that lot would be viable. Vice Chair Heber stated they avoid them whenever they can, Mr. Newman asked if it was a regulation, Mr. Colozza interjected it is not in the Code, he added they could do a keyhole lot. Vice Chair Heber stated he did not believe there was anything in either the Subdivision or Zoning Regulations that permits it. Discussion ensued on key hole lots as an alternative.

Mr. Newman stated they already covered item 8, item 9 regarding lot 14 as a key hole lot will be cleaned up on future submissions. #10 is the management of open space, he stated the intent was each individual lot owner maintain the conservation area on their lot, they are not proposing an HOA, Home Owners Association, 11 – 14 Are all understood, Mr. King asked to go back to #10, he asked Mr. Brennan if that requires approval from the Town how they handle the open space? Mr. Brennan said he would take a look at that, he stated he felt it would not be necessary because it is not one open space but each lot would have open space and the owners would take care if it and it is not offered for dedication. Mr. Baker stated he assumes those areas would be covered by deed restrictions.

Mr. Newman stated this project is on a property that has wetlands in the center, steep slopes throughout and the natural characteristics prevents the Town standard of 240' diameter cal de sacs, they understand the conventional plan lot density should use the 240' cal de sacs so they will do that, they are looking to get support from the Planning Board on a reduced cal de sac size for the proposed conservation design, so same as last month there is 150' diameter that is a very common size cal de sac in many other municipalities and the concerns they hear are

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the turning radius for fire trucks, snow plows and emergency vehicles and they have zero intent of making it difficult or an unsafe situation, from an engineering perspective they have arrived at 150' diameter that they feel is more consistent with the overall philosophy of the conservation design and clustering subdivisions. He added having a 240' diameter cal de sac in the Town standard is at odds with promoting conservation subdivisions and clustering houses. This is an opportunity to do a conservation design with all the wetlands in the center of the site and Colebrook to the East and the steep slopes and it is their preference to do a conservation design and preserve open space. He stated they prepared a sketch showing the Town's fire trucks, he got the dimensions of the trucks from the Town's Fire Chief, 39' long, 8.5' wide, 25' wheel base and the truck can make it around the cal de sac just fine. He couldn't get the dimensions for the plow trucks. Vice Chair Heber stated the regulation use to be smaller, but it went up because they have tandem plow trucks with the plows on them and the smaller ones don't work. He added the fire truck works because they are single axle and they are not huge, Ms. McGarrahan asked what about mutual aid from another fire company, Mr. Colozza interjected they do count on mutual aid, he said Stafford Way is the largest cal de sac the Town has and the eyebrows in Brampton Lane are only ½ circles and everything can go around them. Mr. Basinger asked how much influence does the Planning Board have over the smaller cal de sacs, they are asking for a variance on this and he added he doesn't think the Planning Board can do that. Mr. Brennan said they can but then the whole thing becomes a private road because the Town won't accept it. Mr. Newman said they are not asking for a variance from the Planning Board they are just asking for positive support to present it to the Town Board. Mr. King replied he is not an opponent of less pavement but if it doesn't work for the trucks, it doesn't work, if that is the feed back from the Town Highway Department, he would have to say he cannot support it. Mr. Newman stated they got a letter from the Highway Department and Mr. Coffinger said a smaller cal de sac would be sufficient from what the Town standard is, he specified he would like to see them at a minimum of 125', Mr. Brennan interjected and said he thinks he meant radius. Mr. Newman said it is 125' diameter on the inside and a 20' road width. Mr. Brennan stated if the Highway Superintendent is coming up with something that is different than the code and he can say that works and Mr. Baker takes a look at it and he is comfortable with it they can go to the Town Board and suggest there is some provision because ultimately the Town Board and the Town Highway Superintendent have to accept the roads.

Vice Chair Heber recused himself and asked the Board if they could take a quick look at his subdivision plans as discussed at the last meeting and they could schedule a public hearing for next month. Discussion ensued on what was missing from the maps and it was determined all items were on the maps.

Mr. Reinemann made a motion to schedule a public hearing for application # 0011-20 for April 12<sup>th</sup>,  
Mr. King 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Chair Martindale asked if there were any other business for the Board, Ms. Rippon-Butler asked if the Board was interested in having Saratoga Plan come to the next meeting and give a presentation, the Board agreed. Ms. Rippon-Butler would arrange.

Mr. King made a motion to adjourn the meeting at 11:05 pm  
Mr. Basinger 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Respectfully Submitted,  
Tia Kilburn, Planning Board Clerk