

Town of Northumberland  
Planning Board  
Location: Town Hall  
Accepted by the Planning Board  
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7:00 pm  
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**Planning Board Members Present:** Melanie Eggleston, Marybeth McGarrahan, Brit Basinger, Lisa Black, Jeff King, Holly Rippon – Butler and Chair Susan Martindale

**Members Absent:** Vice Chair James Heber

**Town Employees Present:** Dave Brennan, Town Counsel and Michael Terry Code Enforcement Officer

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

Chair Martindale announced the first item on the agenda; public hearing for application #: 0012-21, James O'Donnell, major subdivision / shoreline overlay, 1439 West River Rd SBL: 92-1-2.1 in the agricultural zone.

Mr. King and Mr. Basinger recused themselves.

She stated there is no one in attendance for this particular application, she asked Mr. Terry, Code Enforcement Administrator if there has been any written correspondence received. Mr. Terry replied none has been received. She asked the Board their wishes, if they wanted to close the public hearing, Ms. McGarrahan asked if there has been any new information received? Chair Martindale stated it has not been sent to County Planning and Vice Chair Heber requested additional information regarding the floodplain and elevations, Chair Martindale asked if the Board agreed it would be prudent to leave the public hearing open until the information is received, all members unanimously agreed.

Mr. Brennan, Town Counsel asked the applicant to give an update, Mr. Phillips, Counsel for the applicant, stated he would like to discuss what the Board has in the record and what they have done since the last meeting. He stated the Board has the updated wet land report from Ambient Environmental, revised August 25<sup>th</sup> 2022 and further revised August 29<sup>th</sup> 2022 to respond to the comments of Mr. Baker, Town Engineer of EDP (Environmental Design Partnership), the response from EDP was if there were a reconciliation of the DEC wetlands standards and the Army Corp of Engineers wetland standards, the answer is yes and that is explained very well in the August 29<sup>th</sup> report. Mr. Phillips stated as far as the septic and sewer disposal in the last separation of MJ Engineering they did a radius around the leach, a typical home site on each of the new four lots in the subdivision and they show that within that radius there is room for a well and a septic system meeting all separation distances and there is also room between the home site, the wet land and the adjacent area wet land so there will be no wet lands issue as far as those set backs were concerned. He added there is also an August 26<sup>th</sup> letter from Walter Witman of MJ Engineering, he said in that letter that once they get beyond preliminary approval and go to final approval that would be the time you have specific sites looking at the grading plan and more specific septic plan and the stormwater plan, now as far as the houses are concerned they don't know exactly what their dimensions would be, where they would be located so the logical thing would be it seems the stormwater information would be submitted at the time that a building permit application was made. Mr. Phillips stated he did not know exactly what the Town of Northumberland procedures are on getting a building permit for a house, he is assuming at that time the homeowner has to show a conforming septic, well and perhaps stormwater as well. He stated the Board has the report from Saratoga Associates showing the visual of this subdivision and what it might look like when it is built out, that was supplemented by a photo he has submitted the last meeting showing that there is already some natural barrier there of vegetation between the highway and where these lots would be developed. Mr. Phillips stated the big thing they thought was the Army Corp. of Engineers letter, which indicated that this is non-jurisdictional with the Army Corp. of Engineer, he stated he thinks that in connection with that, the

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visual and the SHIPO, that they have gone through in great detail over the course of this application. He stated the Board has the archaeological report that was thorough, he stated as far as the site area was concerned on page 8 of

that report there is the conclusion by Curtin Archaeological Consulting, Inc of Ballston Spa. *An historic period archaeological site is not indicated by these artifacts.* Mr. Phillips explained they go on in the report to say; Trenches did not find precontact peril artifacts, and as a result no additional archaeological investigation is recommended, Mr. Phillips stated he thinks the archaeological fact was covered pretty well. He stated MJ Engineering in the Ecological report say that once they get through the preliminary approval period that would be the time before final to do some more micro-intensive engineering relative to the grading plan, that will require fill to be brought into these sites, and the recommendation is that the bottom floor of the houses should be about 2 feet above that 100 year flood area, which is at 129 feet. Mr. Phillips stated that brings it up to date as to where they are with this project.

Mr. Brennan said one thing Mr. Phillips said that he doesn't know if he agrees with Mr. Phillips is that the septic designs come at building permit time, he stated he thinks that would be the case either in a realty subdivision or non-realty subdivision, he was not sure but because he thought that lots of this size under 5 acres you had to have the septic designs and well locations as part of the final approval and final set of plans, not now but between preliminary and final approval. He added the understanding that the septic designs for each lot have to be put on as part of the final approval, he said they can both look at that and confirm if he is thinking correctly, but he stated he thinks for this that is what is needed. Mr. Phillips stated they can agree to that, many test holes have been dug on this property and there are deep soils on this property and one Engineer found there is no highwater table for ground water, the archaeological person thought that there might be, and he said if that is the case they will have to do raised fill systems instead of conventional systems. He added they can do that as part of the final, he asked if they would want it done on all four lots or one typical lot, he was looking at trying to save some of the expense with the Engineering but that is up to the Board. Mr. Brennan stated he would double check that but he is of the opinion that lots of this configuration, of this size all of the designs need to be done because if they were larger lots they would say show us a typical building area and it would be ok, then the homeowner would pick the location. He stated he thinks at this size he is pretty sure they will need the designs on the final subdivision plat, not for preliminary approval. Mr. Brennan stated he thinks the next steps would be to send it to the County, get them to sign off on it, get preliminary approval and that preliminary approval would be conditioned on all the final engineering, particularly the septic designs and floodplain issues being resolved and signed off, so we don't have floodplain issues. He said he thinks that is the fair way to do it that they are not asking for that level of detail in the design and then the Board votes no on the subdivision. He added the preliminary plat gets approval, then after they do the engineering, it will be reviewed by EDP, the Towns Engineering Firm, then it would be a fairly simple appearance for the final as long as nothing changes on the lot line changes, he is not expecting it but sometimes it happens. Mr. Phillips stated he thinks Mr. O'Donnell expects that. Mr. O'Donnell asked Mr. Phillips to explain, Mr. Phillips explained what they were talking about; they will have to have the septic design and grading plan for each lot to prove they can put a septic on the lot and build on the lot, Mr. O'Donnell asked if that was for pre-approval, Mr. Phillips replied for the final approval, Mr. O'Donnell asked what the perimeters were at the final approval that would prevent it from approval? Mr. Phillips stated he thinks what Mr. Brennan is saying and he is not disagreeing with him; what we are trying to achieve tonight is preliminary plat approval, so as far as the subdivision is concerned it is approved subject to engineering that would show the septic plans and the drainage plan, Mr. Phillips asked Mr. Brennan if it would include the stormwater plan? Mr. Brennan replied you get preliminary plat approval and then it is conditioned upon septic, drainage, grading, well location and the floodplain study, you are spending that money knowing you have the subdivision approval so long as that engineering is born out, he expects it will be, he doesn't think anybody here tonight thinks the lot lines are going to change or you want

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be able to demonstrate that there is no impact on the floodplain, but you have to go through and do that and then submit that to the Town Engineer, he reviews it, signs off on it and then you come back in for approval of the final plat which can then be signed off and recorded. He stated that is how he views the next steps.

Mr. Brennan stated it has not gone to County Planning, he stated he doesn't know why that hasn't happened, Ms. Eggleston interjected there are missing items. Chair Martindale stated the Clerk sent an email stating it has not been sent to Saratoga County Planning because there is a list of documents required by the County to be submitted and they are not in the file. She read the email; that stated specifically, location, setback, height and use of all existing and / or proposed buildings on subject and adjacent lot or parcel, location of existing and proposed streets, driveways and off-street parking facilities, driveways on the County road, location and type of water supply and sewage disposal. Chair Martindale asked what the current elevation of the property was, they said it has to be up to 29' above? Mr. Phillips stated it is at 129', he said it varies but it is on the original subdivision map, Chair Martindale asked if when they bring in the fill for each one of the homes what is that going to look like, it is going to be a house on top of a slope? Mr. O'Donnell stated in some cases it will not even be noticeable because the grade is higher and where it is lower, they have to build it up, they will taper it, it will not be like a mound.

Chair Martindale asked about the shoreline parking detail, where is that going to be located? Mr. O'Donnell said it stays where it is, Chair Martindale asked where it is now, she asked him to show them on the map. Discussion ensued and it was also determined it is not on Mr. O'Donnell's property. Mr. O'Donnell showed where the neighbor put his dock on Mr. O'Donnell's property. Discussion ensued on the misplaced existing dock. Mr. Terry stated the original subdivision there weren't supposed to be any docks, it was supposed to be carry in and carry out, that was one of the things Vice Chair Heber was concerned about. Mr. Brennan stated it is not Mr. O'Donnell, Chair Martindale stated that is why she is mentioning it. Mr. O'Donnell stated he is not upset about it, the guy just built it, it is not the end of the world, he stated his dock is floating it is not permanent, and that is what these would be, they would not be permanent docks. Chair Martindale asked if that would be written in the deeds, Mr. O'Donnell stated they are not asking for approval for the docks because that will have to be a separate approval from Canal Corp. Mr. Terry said that is what Vice Chair Heber was concerned with because the Town does not deal with the docks so on the final maps they can't be on there. Mr. O'Donnell agreed and said when they did the survey the guy put them there, the existing because whoever surveys it is going to want to see it. Chair Martindale asked if the purpose was so any of the homeowners can have a dock? Mr. O'Donnell explained any of the people in the previous subdivision have rights to that area, all eleven lots but he did not think they were all allowed to put docks there. Mr. Terry said they aren't, it was supposed to be carry in / carry out. Mr. O'Donnell said these (new) parcels would have rights to land, Chair Martindale stated they would have a little across the road, Mr. O'Donnell agreed. The Board reviewed the map and discussed the existing dock(s) and parking from the previous subdivision.

Chair Martindale asked if there were any questions or concerns? Ms. Eggleston asked if they got the list of things that were missing?

Mr. Phillips stated as far as the docks are concerned, in the Corp. of Engineers non-jurisdictional letter they are holding that the subdivision itself is non-jurisdictional, but then they say that determination does not cover the installation of decks and docks in and on the Hudson River on the shoreline parcel that is shown on the reference drawing. It says the installation of such docks on the Hudson River would require authorization from this office (Corp. of Engineers), so they have retained jurisdiction over any docks.

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Ms. Eggleston asked if it is on there does the Board approve with the condition they are approved by the Corp. of Engineers? Mr. Brennan asked Mr. Terry about his statement the Town doesn't approve docks? Mr. Terry replied He is getting it from Vice Chair Heber and Mr. Colozza the previous Code Enforcement Officer, the original 11 lots had parking and access for carry in / carry out, he added he didn't think there is suppose to be any docks there from his understanding what he was told. Mr. Brennan asked if it were a matter of Zoning that docks aren't

allowed, Mr. Terry said it is a Canal thing, Mr. Brennan said they can approve it subject to getting any other required permits, because in theory this Board cannot approve a driveway on a County Road but you show it and say it is subject to approval, Mr. Brennan added the other subdivision said it had to be carry in / carry out, no docks, but why was that, were docks not allowed under the shoreline protection zone, Mr. O'Donnell said you can get permits to put docks in, there are a lot of them there, Mr. Terry agreed and said it goes through the Canal Corp. Mr. Brennan agreed and said what he is saying is it is nothing in the Town Zoning saying they cannot build it, it is just that they need approval from Canal Corp. and Army Corp. approval. Mr. Terry agreed. Mr. O'Donnell said when he bought the property he came to Mr. Colozza and asked him about the docks and Mr. Colozza told him to put a floating dock in, Mr. Brennan stated a floating dock makes sense because you probably don't need any permits, there is no structure, you don't need to go to the Army Corp. for a shoreline disturbance and you don't need to go to the Canal Corp. because it is not on the bottom, it is floating and removable, he said it is not a Zoning issue from the Town's perspective, you can have it, it is just that it requires separate permits. Mr. Brennan stated there is a list of stuff for County Planning, he listed them; *location, setback, height and use of all existing and /or proposed buildings on subject and adjacent lot or parcel*, he said he thinks they have as far as what is going on, *location of existing and proposed streets and driveways*, he said the driveways are shown, *locations of water supply and sewage disposal*, he stated they are shown, *location, size and construction materials of all proposed signage*, he said there isn't any signage. *Location, size and construction materials of all outdoor storage*, he stated they are residential houses, there may or may not be some kind of storage, he added he didn't see any reason why this can't go to County Planning with this level of the map.

Ms. Eggleston asked if they were ready to send it to County for the January meeting? Mr. Brennan said yes it has to be submitted but his question was what else do they need from the applicant to get to a vote on this for a preliminary plat approval? Chair Martindale stated Mr. Baker wanted something on the soil disturbance, limited to an acre? Mr. Brennan stated if it is more than an acre they have to do a full SWPP, Stormwater Pollution Plan, but that would come after preliminary. He stated they have the location of the lot lines, houses and septic's, SEQRA, State Environmental Quality Review Form was completed last month, scheduled the public hearing there was no one here with any issues the question is typically County Planning comes back first, he added he has done it before they can give the preliminary approval subject to nothing bad from County Planning coming back. He said rather than coming back in January with nothing new to discuss, for time constraints it should go to County Planning, he doesn't see anything missing that County Planning will need. Mr. Brennan added if they send it to County Planning and they bounce it then this Board will have to deal with it, he said he doesn't have a vote so it is up to the Board. Ms. Eggleston stated the Clerk may need help figuring out the items she said is missing, she stated the Clerk has circled items missing so she may need help in filling out the form / information. Mr. Brennan stated he could help with that. Discussion ensued on email received from Saratoga County Planning and the Clerk of this Board.

Ms. Eggleston asked if there was a way they could do a bullet list of what has been submitted, they could do an email to the Clerk because she would like a list of what has been submitted to make sure she has everything. Mr. Phillips gave the Board a list, Ms. Eggleston asked if he could send her one and he said she could have that one. Ms. McGarahan asked Ms. Eggleston if she could scan the list and send it to the Clerk for distribution,

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Ms. Eggleston agreed.

Chair Martindale asked if there were a motion to send the application to Saratoga County Planning. Ms. Eggleston made a motion to send the application to Saratoga County Planning Board for review, Ms. Black second the motion, Ms. Rippon-Butler opposed the motion, stating she believes less houses would be her preference, Chair Martindale

stated she did not like the application either, however it has 3 votes to send to County Planning. Mr. Brennan stated they can send it to County Planning and come back next month after County Planning and deal with it then, all they are going to accomplish today is sending it to County Planning, or he said they have no's tonight so if the applicant wanted to have a vote on this tonight it was not going to pass. Mr. Phillips stated they will wait for County Planning response. Mr. Brennan agreed and reiterated they will send it to County Planning, put it on the agenda for January and send a list of items received to the Clerk and Mr. Baker, he stated he will have Mr. Baker draw up a list of conditions of preliminary approval so they can see them ahead of time, send them to everybody, and the list of all the other reports and things that need to be done so they can move from preliminary to final, a check list to work off of, Mr. Phillips agreed.

Chair Martindale announced the next item on the agenda; application #: 0006-22, GLPJ Real Estates LLC/ Ramesh Srin, 5 Wilton Gansevoort Rd, site plan / special use permit for a boarding house in the hamlet zone. She stated it is indicated that the additional owner information has been received, Saratoga County has responded; no significant intercommunity or county wide impact.

Mr. Srin attended via zoom, Mr. Brennan asked Mr. Srin if he could hear the Board; Mr. Srin said yes, Mr. Brennan stated Mr. Terry and 6 members of the Planning Board are present in the room, Mr. Brennan asked where they were with this application, Chair Martindale stated she recalled the public hearing was still open, she asked Mr. Terry if there were any written comments sent in? Mr. Terry replied no, they had nothing new.

Mr. Brennan stated they closed the public hearing the previous month, Mr. Basinger made the motion, Ms. Black 2<sup>nd</sup> and it was 7-0 closed. Chair Martindale added they were looking for documentation of ownership which they have received.

Mr. Brennan asked Mr. Srin about the owner occupying a room, Mr. Srin stated the children of the owner are still there and now they have a 2<sup>nd</sup> person Mr. Farnan, that is staying there that is now also an owner that is in the recent documents submitted so there are multiple owners there, Mr. Srin said there were 2 more issues; one was issues from the electrical inspection, he believes they are taken care of and they will do another inspection to make sure there are no other issues there. He said Mr. Terry was also concerned with the installation of one of the heaters there to confirm it is to specifications and the last one was to get from an approved person / designer that a sprinkler system is not required and they are working on that. He asked Mr. Terry if he wanted to add anything to the list. Mr. Terry responded they were the items he had. Mr. Brennan asked Mr. Terry to reiterate the list for him.

Mr. Terry stated when they started it they had to get an electrical inspection, and the inspector sent a list of things that needed to be corrected. He added in one of the apartments there was a gas heater, he stated he did not know when it was installed but he needed a letter stating it was installed conforming to the manufacturer's specifications or take it out, that is the next step. He added he also needs a design professional, an architect or engineer to say by code, changing from a bed and breakfast to a boarding house it is not required to have sprinklers, he still needs that information. Ms. Eggleston asked if they think it won't need the sprinklers, Mr. Terry said there are so many little

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things in the code book when it comes to historical properties like alterations, it will be best for them to hire somebody to say this is what is going on. Mr. Brennan agreed and said there is no easy guess on sprinklers, Mr. Terry stated if it were up to him he would want sprinklers in there because of the people in there, he said he knows it is a large expense but for him to say it doesn't need them and then something happens. Mr. Brennan said there is a building code and then there is another for when you remodel, Mr. Terry agreed and said there is one for building and there is one for existing buildings and alterations. Mr. Brennan explained there is a separate code for alterations and renovations and when you get to a certain percentage of the square footage or dollar value there is

all different criteria what triggers when you have to bring something up to code versus doing the renovation and saying it is existing, there are thresholds that you cross, that level on a commercial building is beyond what they would normally expect our local building inspectors to confirm, he said they want a design professional, an architect to issue a letter saying if they require sprinklers or as a design professional they have reviewed the code and it does not require sprinklers, they can accept that as an architect's certification. Mr. Brennan reiterated they need the punch list (repairs) of the electrical and the gas heater inspection, Mr. Terry agreed and said when he was there it was just hanging off the wall so he said they have to either take it out or re-install it and whoever re-installs it he will need a letter from them saying it was installed by the manufacturer specifications.

Ms. Eggleston asked who did the inspection of the smoke and fire alarms? Mr. Terry said he believes they are already hardwired and inter-connected. He said they went after and pulled the smoke detectors out that were hardwired and put battery ones in, he thinks the alarms use to go off when someone was cooking so they pulled them out so those have to be replaced. Mr. Brennan asked if that was part of what is on the electrician's list? Mr. Terry replied yes. Chair Martindale asked if they could have the hardwired in the public areas and then battery ones in the individual rooms? Mr. Terry stated they should all be inter-connected, he said he believed at one point they were and because of the nuisance alarms they took them out and put in individual ones. Mr. Brennan said that is because if there is a fire in one area they would want everybody to know and get out.

Mr. Brennan stated on the zoning side they left the public hearing open for at least two months, there was a large attendance at the first one and they explained what or who this got going and then it petered off to one gentleman; Mr. Brett Bolesh, they answered his questions and closed the public hearing, this was actually driven by a compliance issue associated with it making sure it had all the approvals for the right category of use for what is being done there and also to remedy some code and building standard type issues, which he believes Mr. Terry has under control. Mr. Brennan added it has gone to County Planning and it had no issues, he believes they completed SEQRA before it went to County Planning and they can confirm that. Mr. King stated it sounds to him the issues that remain can be part of a conditional approval, the Board and Mr. Brennan agreed.

Mr. Brennan stated he does not see the SEQRA determination in his notes, he would like someone to make a motion for a negative declaration to be safe, it is more of a paperwork change than an actual change of use so it asks for a negative declaration

Mr. King made a motion to declare a negative declaration on the SEQRA, State Environmental Quality Review Form,

Ms. Eggleston 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

Mr. Brennan explained as Mr. King was saying a motion to approve subject to the following conditions; All of the work identified in the electrical inspection conducted in conjunction with the building department be

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completed with proof submitted to the building department, the building department be provided with documentation from a licensed design professional as to the need or lack of need for the use of sprinklers under the building code, and if those sprinklers are required that certification, if they do not certify that sprinklers be designed and installed in accordance with the code and lastly there be a letter or certification from the installer on the gas wall unit / heater be provided to the building department that it has been installed in accordance with it's manufacturer specifications. He asked Mr. Terry if there were anything else. Mr. Terry mentioned the windows.

Chair Martindale reiterated the issue with the windows is replacing the ones on the bottom floor, what type of window they will require? Mr. Terry agreed and said the gentleman from the State Historical Registry said there is nothing they can hold them to but the local Planning Board can say they don't want vinyl windows in there. He said he knows vinyl siding was on the table at one point, he asked if the Board wanted to address that? Mr. King asked if this was under the Board's normal jurisdiction? Chair Martindale replied because this is a historical building, Mr. Brennan agreed. Chair Martindale stated there are already vinyl windows on the top floor. Ms. McGarrahan asked if they are saying the recommendations of the Planning Board would go to the owner? Chair Martindale explained the Board has been advised that Mr. Srini is not receiving any pay back to use historical materials on the home as he does renovations, so he is not getting any grants or money from the government. Mr. Brennan added there is a tax credit for historic buildings and if you apply for the tax credits and take advantage of that funding then they put limitations on what you can and can't do to the exterior of the building in return for that, but he is not in that program so there is nothing at the State level that prevents anything being done to the exterior of the house and what the people from SHIPO, State Historic Preservation Office said is it is something that is up to the Planning Board as far as conditions of approval you can impose something. There are things in the code, as in what Mr. King is asking if it is in your jurisdiction or not, do you typically get into the exterior appearance of historic houses. He said it is generally pretty broad on general special permit standards, it says the Planning Board will take into consideration the public health, safety, general welfare, comfort and convenience of the public in general and the immediate neighborhood in particular, he said he thinks the Board has some say on the external appearance of buildings, if Stewarts was to re-design they have 70's style brick buildings, you can go to other Towns, Queensbury where the outlets are and you will see they have a nice Stewarts with gables, so there is the ability to impose some conditions. Mr. Brennan said if the Board is uncomfortable with that, he has seen others do is they say any changes to the exterior of the building including the siding and windows needs to be reviewed by the building department for approval and if the building department has any concerns it is referred to the Planning Board for further review. Chair Martindale asked Mr. Srini if the windows that were replaced on the top are white. Mr. Srini replied yes they are white and vinyl, you can see them as you go by. He said they were installed previously what he believes what people care about is and they can try to blend in with that, but it will be easier for people to open the windows, now some of the windows are not openable, so if you approve replacement it could be safer also. He stated he is more concerned about the ease of access, maintenance, safety, and convenience for the people there and then the historic site definitely kicks in. He requested they balance between the two, he stated they did get quotes for the originally windows and they are about three times more. He added they do need to be replaced but they will try to keep the exterior the same, so it blends in with the feel of the historic building.

Mr. Brennan asked Mr. Terry if on the second floor the windows were re-framed and changed the openings, Mr. Terry said no he believes they are just vinyl replacement windows.

Ms. McGarrahan stated she would be comfortable with giving assistance drafting a motion with making the recommendation new windows can be installed maintaining the historic consistency of the exterior of the building but also with an eye towards creating efficiency usage for those who are in there as tenants of the building and having the building department be the go – to for that with the opportunity that if the building department is not

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comfortable they can refer it to the Planning Board.

Discussion ensued on the current windows, sizes and materials.

Ms. McGarrahan stated there are not a lot of historical buildings in the hamlet and they want to make sure they maintain some of the consistency but not to the extent to make it impossible for the current owner to afford.

The Board reviewed a picture of the building, Mr. Brennan stated in his opinion it did not look obnoxious.

Mr. King agreed with Ms. McGarrahan. He reiterated what Ms. McGarrahan is saying is one of the conditions of the approval of the special use permit would be oversight by the building department on upgrades.

Mr. Brennan asked for a motion with the 4 conditions and what Ms. McGarrahan added.

Ms. McGarrahan made the motion,

Ms. Eggleston second the motion,

All in attendance unanimously agreed with conditions.

Mr. Brennan explained to Mr. Srini the Clerk will draw up the approval documents with the conditions and get it out to him and then he can work with the building department on everything that needs to be done. Mr. Srini agreed.

Ms. McGarrahan asked if because this is a boarding house will there be an annual inspection, Mr. Terry replied yes, apartments and places like that it is every year.

Mr. Brennan explained to Mr. Srini what Mr. Terry was saying about annual inspections and stated Mr. Terry will be contacting him for that.

Mr. Brennan asked Mr. Terry about the miscellaneous item on the agenda regarding the re-approval of the Sherman / Fivel subdivision on Austin & West River Rds. Mr. Terry said there was something with the maps, Jeff Williams of Saratoga County Planning brought the maps back to the Clerk, told her to x out the signature and have them re-signed because there was an error regarding County review, Mr. Brennan said it may be that it was approved and County Planning hadn't reviewed it yet. Mr. Terry said could be, but they said to just re-vote for the approval and re-sign the maps, the County sent a response with no significant inter community or county wide impact.

Mr. King made motion to approve the subdivision and lot line adjustment for Laura Fivel / Gary Sherman,  
Application #: 0015-21 & 0016-21

Ms. Black second the motion,

All in attendance unanimously approved.

Ms. Rippon-Butler made a motion to approve the March, May and June meeting minutes,

Ms. Black second the motion,

All in attendance unanimously agreed.



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Ms. Eggleston made a motion to approve the July, August and September meeting minutes,  
Ms. Black second the motion,  
All in attendance unanimously agreed.

Ms. Black made a motion to approve the October meeting minutes,  
Ms. McGarrahan second the motion,  
All in attendance unanimously agreed.

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

Mr. King made a motion to adjourn at 8:14 pm,  
Ms. Black 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Respectfully Submitted,  
Tia Kilburn  
Planning Board Clerk