

Town of Northumberland Planning Board

Minutes

Monday, April 14, 2008 7:15 pm

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Subject to review by the Planning Board

Present: Brit Basinger - Vice Chairperson, James Heber, CJ Lofgren, Bernadette Marry and Susan Martindale

Absent: Wayne Durr - Chairperson, Jeff King and Kevin Pumiglia

Town Employees Present: Travis Mitchell, Town Engineer, Richard Colozza, Code Enforcement Officer and Tia Kilburn, Planning Board Clerk

Vice Chairperson, Brit Basinger opened the Public Hearing at 7:15 PM
All in attendance stood and recited the pledge of allegiance.

PUBLIC HEARING

Site Plan Review - Special Use Permit

Application #0012-07

Applicant: Larry Neville

Location: 18 Leonard Street (Previously Reed's Store)

SBL#: 103.8-1-16.2

Zoning: Hamlet

Realtor: Ray Henderson, Kelleher Realty

Seller's Realtor: Bob Sears

The applicant was not present or represented. Mr. Basinger stated the public hearing will be kept open.

ACTION TAKEN

Public Hearing left opened.

REGULAR MONTHLY MEETING

OLD BUSINESS

Site Plan Review - Special Use Permit

Application #0012-07

Applicant: Larry Neville

Location: 18 Leonard Street (Previously Reed's Store)

SBL#: 103.8-1-16.2

Zoning: Hamlet

Realtor: Ray Henderson, Kelleher Realty

Seller's Realtor: Bob Sears

Not Present, no representation.

ACTION TAKEN

Tabled

Site Plan Review / Special Use Permit

Application #: 0003-08

Applicant: Skip Harsha

Location: 16 Leonard Street

SBL#: 103.08-1-16

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Acres:

Zoning: Hamlet

Surveyor:

Mr. Harsha explained his plan to open a kitchen / bath design shop. The Clerk gave the Board copies of the plan. Mr. Harsha stated he has a public hearing coming up May 7th in front of the Zoning Board of Appeals for an area variance. Mr. Basinger asked about the boundary line dispute. Mr. Colozza said that should not have any effect on this application. The Zoning Board will look at the area variance and Mr. Harsha has a stamped surveyed map stating what is his. Mr. Colozza added Mr. Neville should notify this Board if he intends to have or has another survey. Mr. Basinger asked if everything is set with the survey. Mr. Colozza responded yes, it has been two months and neither Board has heard from Mr. Neville. Mr. Basinger asked if there were any other questions. Mr. Heber stated the lighting and some other stuff would have to be added to Mr. Harsha's plan, such as the loading dock. Mr. Harsha stated there may not be any unloading of trucks because he has a warehouse in Clifton Park, the lighting is all around the building currently. Mr. Basinger asked Mr. Colozza if he has gone through the site plan review checklist. Mr. Colozza stated not completely. Mr. Harsha said he still had some landscaping to do. Mr. Basinger asked if there was a sidewalk in the front of the building. Mr. Harsha responded no, but there was some pavement that could be removed. Mr. Basinger asked if this was the issue with Mr. Neville. Mr. Heber said that should not be an issue with this application. Mr. Basinger asked Mr. Colozza if there were any other issues and if it conforms with everything. Mr. Colozza stated everything look pretty good and Mr. Harsha has been working to make everything to code. Ms. Martindale asked if Mr. Harsha had any tenants. Mr. Harsha stated he does not have any tenants right now, however the apartment is ready. Ms. Martindale then asked about the parking. Mr. Harsha stated he has two parking spaces designated for the tenants and other spots available for the business, all spaces are in the back. Ms. Martindale asked what kind of surface was the parking area. Mr. Harsha said it was stone right now. Mr. Heber said Mr. Harsha should put the parking and the lighting on the map. Mr. Basinger stated this Board will have to go by the regulations and they reviewed the site plan check list. Mr. Heber said it looked good it just needed the details. Mr. Basinger asked if there were any other questions. He then added Mr. Harsha may want landscaping for a screen in the front and on the side. Mr. Heber added to help make it look residential. Mr. Basinger stated it is a retail business in a residential area and the Board likes to have the businesses blend in to improve the community, the main thing was the parking screen. Discussion ensued on the scheduling of a public hearing.

ACTION TAKEN

Public Hearing to be scheduled for May 12, 2008 at 7:00 PM.

Minor Subdivision

Application #: 000-07

Applicant: Scot Trifilo

Location: Loudon Road

SBL#: 155-1-31

Acres: 39+

Zoning: R-3

Surveyor: ABD Engineers

Mr. Trifilo displayed his map with the requested revisions. He explained the lots are the same configurations, he placed the driveway a minimum of 10' off the property line, one home on the front parcel and one on the back. Mr. Colozza had submitted comments to the Board and Mr. Basinger asked him if he wanted to explain them. Mr. Colozza stated the comments were basically just points of interest for the Board. Mr. Basinger asked the Board to review the motion with contingencies made at the last meeting by Mr. Pumiglia for the preliminary approval. Mr. Basinger asked if the Board wanted to restrict any other structures on the front lot, he then asked Mr. Trifilo if he was willing to restrict any other large structures. Mr. Trifilo asked how the Board could restrict with the "Right to Farm Law". Mr. Colozza stated the Board can restrict anything as long as it is on the map. Mr. Heber said the main concern was if someone wanted a 200' x 300' barn. Mr. Basinger agreed, it was only for significant structures. Mr. Trifilo asked the Board to clarify. Mr. Basinger stated anything as big as a house, if Mr. Trifilo was willing to preclude on the front lot of the original subdivision. Mr. Colozza discussed the building options as mentioned in Mr. Pumiglia's motion. Mr. Heber stated it would be 1 resident and 1 accessory building on the original lot from the VanAlstine's subdivision. Ms. Marry said Mr. Trifilo could still use the other building envelopes for each parcel to place the accessory buildings. Mr. Trifilo agreed. Discussion on the 1st

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requirement of Mr. Pumiglia's motion to add language. Mr. Basinger suggested expanding Mr. Pumiglia's 1st requirement of the language which is equivalent to note #10 on the map dated 3/27/08 as follows;

Only one residence, it's associated accessory structure shall be allowed on parent lot previous of VanAlstine parcel.

Requirement #3 of Mr. Pumiglia's motion, Mr. Colozza stated the language on the this same map for the Right to Farm law was not exactly as written by the Town. Mr. Heber said he wanted the Town's language exactly as written. Mr. Heber stated requirement #4 of Mr. Pumiglia's motion, the section on keyhole lots under General Requirements, section 9, #4 on page 52 of the Subdivision Regulations for the Town needed to be added to the map and reads;

All driveways to keyhole lots must be accessible to and able to hold a fifty-thousand pound, thirty foot long vehicle, as determined by a licensed engineer. All lots with driveways longer than 200 feet shall have facilities for fire trucks within 100 feet of any structure. Prior to the issuance of a Certificate of Occupancy for the building, the developer shall provide a written statement from his/her engineer to the building Inspector that the driveway has been installed to comply with the approved plats and this regulation.

Mr. Basinger stated the word "setback" should be added to Requirement #5 of Mr. Pumiglia's motion stated, *the final placement of driveways should remain at least 10 feet minimum setback from the boundaries of adjacent property owners.*

Mr. Basinger said the final item to be added to the map should be; *A Town of Northumberland Highway Permit is Required.*

Mr. Basinger asked if there was anything else from the Board. Mr. Heber stated just the corrections in the notes for the map as noted above. Ms. Martindale asked how far the septic systems would be from the neighbors. Mr. Trifilo said he believed there was a 100' setback minimum. Mr. Colozza stated an Engineer will make sure it conforms with the house placement. Ms. Martindale said she just wanted to make sure the separations were there. Mr. Basinger asked if there were any additional questions. None were noted. Mr. Basinger then asked if there was a motion.

Mr. Heber made a motion to approve this application contingent upon the requested changes / additions as listed above be added to the map.

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed the motion passed with contingencies.

ACTION TAKEN

Minor 2 lot Subdivision approved with contingencies. Final map to be submitted with changes / additions.

Minor Subdivision (2 lot) - Lot Line Adjustment

Application #0001-08

Applicant: Clint Barber

Location: State Route 32N (North of Lindsay Hill Rd)

SBL#: 117-1-32 to 117-1-31

Zoning: AG

Status: Preliminary

Applicant was not present, Clerk gave the Board a map the applicant added information to for review. Mr. Basinger stated the Board would wait for the survey indicating the location of the existing house(s), well(s) and septic(s).

ACTION TAKEN

Tabled, applicant to submit survey maps showing the existing house(s), well(s) and septic(s).

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NEW BUSINESS

Minor Subdivision (2 lot) - site plan review

Application #0009-07

Applicant: John & Donita Martindale

Location: 658 West River Rd

Acres: 32 1/4

SBL#: 118-1-9.11

Zoning: AG

Status:

Realtor: Michelle Mincher

Mr. Martindale stated they had the archaeological dig was completed. The Martindale's realtor, Ms. Mincher, submitted copies of a letter from New York State Office of Parks, Recreation and Historic Preservation, a SHIPO letter and a Cultural Resources Survey, prepared by Stephen Oberon of Columbia Heritage, Ltd. The Board reviewed the information. Mr. Martindale stated nothing was found where the house will be placed. Mr. Mitchell said SHIPO is usually more assertive than what is stated in this letter. Mr. Basinger asked Mr. Colozza if

None

Mr. Heber made a motion to approve the January monthly meeting minutes

Mr. Basinger 2nd the motion,

All in attendance unanimously agreed the January monthly meeting minutes accepted.

Mr. Basinger made a motion to close the monthly meeting at 8:55 PM,

Mr. Heber 2nd the motion,

All in attendance unanimously agreed, monthly meeting closed at 8:55 PM.

Mr. Basinger made a motion to re-open the monthly meeting, application # 0009-07, John & Donita Martindale needs to be addressed.

Mr. Heber 2nd the motion,

All in attendance unanimously approved, monthly meeting re-opened

Ms. Martindale re-enters herself.

Mr. Basinger made a motion to deny application # 0009-07, John and Donita Martindale due to lack of information

Mr. Heber 2nd the motion,

All in attendance unanimously agreed, application denied.

Mr. Basinger made a motion to close the monthly meeting at 9:05 PM,

Mr. Heber 2nd the motion,

All in attendance unanimously agreed, monthly meeting closed at 9:05 PM.

FUTURE MEETINGS:

Monday, May 12th, 2008 - Agenda meeting 7:00 PM