

Town of Northumberland Planning Board

Minutes

Monday, April 16, 2007 7:30 pm

Page 1 of

Draft

Present: Patricia Bryant - Chairperson, James Heber, Jeff King, Susan Martindale, Brit Basinger and Wayne Durr

Absent: Kevin Pumiglia and Kevin Gifford - alternate.

Town Employees Present: Jim Mitchell– Town Engineer, Richard Colozza – Town Code Enforcement Officer, and Tia Kilburn - Planning Board Clerk.

Chairperson Patricia Bryant opened the April Meeting of the Town of Northumberland Planning Board at 7:30 pm.

OLD BUSINESS

Minor Subdivision

Application #: 0005-05 (reopen file)

Applicant: Jon / Blanche Zuckerman

Location: Routes 4 & 32

SBL#: 131-1-10.12

Acres: 27+

Zoning: APD

Surveyor: Gregg Beswick

No new information for review.

Minor Subdivision

Application #: 0011-06

Applicant: Randy Countermine

Location: 500 Colebrook Rd

SBL# 129.1-51.11

Acres: 24.78

Number of Lots: 4

Zoning: R-3

Surveyor: Gilbert Van Guilder, PLLC

James Heber made a motion to declare a Negative SEQR, Wayne Durr 2nd the motion, all in attendance unanimously agreed.

National Heritage letter received.

Per Richard Colozza, Mr. Van Guilder has requested to move forward at this time. Information has been prepped for the County review.

ACTION TAKEN

James Heber motioned to schedule a Public Hearing, Brit Basinger 2nd the motion, unanimous by all in attendance. Planning Clerk will schedule public hearing for May 14, 2007, 7:00 PM.

Town of Northumberland Planning Board

Minutes

Monday, April 16, 2007 7:30 pm

Page 2 of

Draft

Lot Line Adjustment

Application #: 0012-06

Applicant: S.T.B. Builders

Location: Gates Ave. (Lindsay Hill Subdivision)

SBL #: 129.-1-81.2

Acres: 2.512

Zoning: R-3 Cluster

Surveyor: Gilbert Van Guilder, PLLC

Patricia Bryant requested a final decision. Open discussion of Board members on denial due to adjacent lots designation as non-buildable / open space and the applicant has not pursued the lot line adjustment application.

ACTION TAKEN

Brit Basinger motioned to deny application for lot line adjustment due to the fact the adjacent lot is designated as open space. Susan Martindale 2nd the motion, unanimous by all in attendance. Application for lot line adjustment denied.

Major Subdivision

Application #: 000-07

Applicant: Scot Trifilo

Location: Loudon Road

SBL#: 155-1-31

Acres: 39+

Zoning: R-3

Surveyor: Joe Bianchine, ABD Engineers

Jeff King stated after review and research of the previous subdivision of these lands this subdivision is a MAJOR not a MINOR. Clerk will make change and bill accordingly.

Representative Mr. Bianchine presented a new Conservation Design with 4 lots and the wet lands delineated. Patricia Bryant asked how much land was left after the wetlands and slopes were removed. Mr. Bianchine responded and said probably about 8 acres would be removed for wetlands leaving approximately 30 acres.

Patricia Bryant wanted to discuss the shared driveways, she stated she had discussed shared driveways with the Town Board and she relayed they are not at all pleased with this shared driveway design, especially 4 shared driveways. We have received our requested responses from the Gansevoort Volunteer Fire Department and Schuyler Hose Company, both of which are not pleased with the layout and design of the driveways. Maintenance and size were main concerns. Patricia Bryant pointed out a conservation design needs to be beneficial to the Town. This design may not be beneficial due to the shared driveways, flag hole lots and the density of the home placement in the design. Mr. Trifilo questioned that opinion and why the driveways would not work. Mr. Trifilo stated only one dwelling would be visible from Loudon Road and there would be a private driveway extending through the existing landscape to the remaining 3 dwellings, he wants to leave the appearance of a wooded area intact. Patricia Bryant pointed out the already established layouts in this area containing large size lots, 6 and 7 acres, with one dwelling on each.

Town of Northumberland Planning Board

Minutes

Monday, April 16, 2007 7:30 pm

Page 3 of

Draft

There is a development across the road with 3 acre lots. With this character already established Mr. Trifilo's plan may be disruptive with the placement of 4 dwellings on one 7 acre parcel. Mr. Trifilo stated this is a 40 acre parcel. Patricia responded by discussing the density and the visible perspective, the current plan Mr. Trifilo is presenting is 4 dwellings in a smaller area than the surrounding lots. Mr. Trifilo expressed that visibly you would only see the one home in the front. Jeff King stated the board understands it is 4 dwellings on 40 acres, however in view of the neighboring lot sizes, the concern is Mr. Trifilo's proposed lot sizes and design of the shared driveway. Jeff King stated after reviewing maps and information from last months meeting he would like to see a new plan drawn up. Patricia Bryant concurred.

Brit Basinger asked Mr. Trifilo if placing one dwelling in the front and stretching out the plan to put remaining dwellings on the back larger piece of the lot was an option. Mr. Trifilo reiterated with his proposed design, from Loudon Road you only see one lot and he did not see a benefit of moving dwellings to the far back lot.

After an open discussion, Patricia Bryant suggested an unofficial "OPINION VOTE" on the shared driveways and flag hole lots, just for an idea of the next direction. The board would like to see a different design, spreading out the dwellings and a maximum of only 2 shared driveways. Patricia Bryant requested the towns Attorney Doug Ward review this plans shared driveways and key hole lots. Patricia also would like to have Mr. Ward present at next month meeting to better help answer any questions or concerns. Jeff King suggested Mr. Ward review the deed to check for any language restricting or regulating any subdivision.

ACTION TAKEN:

The Planning Clerk will make copies of maps, the deed, and any other pertinent information in the file for Mr. Ward to review. Richard Colozza will invite Mr. Ward to the May 14th meeting.

MISC.

March Minutes, Jeff King motioned to approve, Wayne Durr 2nd, unanimous by all in attendance

FUTURE MEETINGS

Monday, May 14, 2007 - Public Hearing 7:00 PM, 7:30 PM Monthly meeting

Monday, June 18, 2007

Patricia Bryant motioned to adjourn meeting at 8:55 PM, James Heber 2nd the motion, Unanimous by all in attendance.

Respectfully submitted

Tia Kilburn, Planning Board Clerk

Town of Northumberland Planning Board

Minutes

Monday, April 16, 2007 7:30 pm

Page 4 of

Draft