

Town of Northumberland Planning Board

Minutes

Monday, October 20, 2008 7:30 pm

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*Accepted by Planning Board*

**Present:** Wayne Durr - Chairperson, Brit Basinger – Vice Chairperson, James Heber, CJ Lofgren, Susan Martindale and Kevin Pumiglia.

**Absent:** Jeff King and Bernadette Marry

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

Chairperson, Mr. Durr opened the monthly meeting at 7:30 PM  
All in attendance stood and recited the pledge of allegiance.

**OLD BUSINESS**

**Minor Subdivision (4 lots)**

Application #0008-08

Applicant: Luisa Cirelli

Location: Corner Brownville Rd and NYS Rte 32

Acres: 39 +/-

SBL#: 104.-1-87

Zoning: R-3

Status: Final

Representative: Kevin Hastings, P.E.

Mr. Heber asked for a copy of the August meeting minutes with contingencies listed and the Board reviewed.

Mr. Hastings re-introduced himself to the Board as a representative of Ms. Cirelli. Mr. Hastings discussed completion of contingencies as requested by the Board;

The 50' no cut buffer on the Route 32 side of the property

Lot restrictions as discussed at the August monthly meeting

Wells have an adequate yield of 5 gallons per minute, before sale

The Town's Highway Superintendent, Neil Petteys, approval of the driveways and culverts

Drainage will be addressed and the postal 911 numbers will be added to the final maps/mylars.

Mr. Basinger asked Mr. Colozza if Mr. Petteys had discussed anything with him. Mr. Colozza said he had discussed the driveways with Mr. Petteys and there were no issues at this time. Mr. Basinger asked if Mr. Mitchell, the Town's Engineer had reviewed this plan. Mr. Colozza stated yes, Mr. Mitchell has a copy. Mr. Heber asked if Mr. Mitchell had any concerns. Mr. Colozza said none he was aware of. Mr. Heber asked if the office has received anything in writing from Mr. Mitchell. Mr. Colozza stated no, however he would contact Mr. Mitchell.

Mr. Heber made a motion to approve this application contingent upon Mr. Mitchell's acceptance.

Mr. Durr 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

**ACTION TAKEN**

Application #0008-08 approved contingent upon Mr. Mitchell's acceptance / approval. Motion passed 6-0.

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**Minor Subdivision (2 lot)**

Application #0009-08

Applicant: Danielle Pieratti & Matthew Yelland

Location: 240 Mott Road

SBL#: 91.-1-18.12

Zoning: APD

Status: Conceptual

Representative:

Ms. Pieratti explained to the Board that this application is to subdivide approximately 41 acres into two lots. Ms. Pieratti stated currently that there is an existing home on this parcel. Mr. Durr asked if the second proposed lot would be for one single-family residence. Ms. Pieratti said yes. Mr. Durr asked if this parcel was part of the previous Solomon Estate Subdivision. Mr. Colozza said no, it was not and the only concern he could see right now would be the 100' wetland buffer, for any structure to be built. Mr. Pumiglia stated the driveways maybe an issue. Mr. Colozza responded the driveways should not be a problem. Mr. Heber asked about the existing driveway and Mr. Colozza said it could be used and they have enough frontage for the second driveway. Ms. Pieratti asked what the next step would be. Mr. Heber said they need a map showing the wetlands and the well separations, a National Heritage Letter will also have to be received. Mr. Pumiglia added the driveway limitations would also have to be met. Ms. Pieratti asked what the driveway limitations were. Mr. Colozza said the driveway has to have the capacity to support emergency vehicles depending on the length of the driveway. Mr. Basinger asked if Mr. Colozza could give the requirements to Ms. Pieratti. Mr. Colozza said all the requirements are in the Town's Subdivision Regulation Book, he added this meeting is conceptual and Ms. Pieratti would like to know if she could go forward. Mr. Basinger said the concept looked ok so far, then Mr. Heber reiterated maps are needed with delineations, the separations and the National Heritage Letter. Mr. Pumiglia asked if there was a weather deadline to dig test pits, and if it is possible to dig test pits in the winter. Ms. Pieratti asked if the test pit would be for the proposed lot only. Mr. Heber said yes, the other residence is existing. Mr. Pumiglia asked Ms. Pieratti if she had any more questions for the Board. Ms. Pieratti asked if the map had to be prepared by a surveyor. Mr. Basinger said all the requirements are in the book and if they were all met, she did not necessarily need a surveyor at this time. Mr. Colozza said if she had any questions she could call his office. Ms. Pieratti asked if she needed the surveyor to present the proposal to the Board. Mr. Heber said it depended on how much she could convey to the Board about the proposal and if something was missing or if the Board had questions, she would have to explain that information to her surveyor / representative and obtain the answers to satisfy the Board. Ms. Lofgren stated Mr. Colozza will help you as much as he can.

**ACTION TAKEN**

Ms. Pieratti will return with maps/survey including wetland delineations, test pits and the driveway configuration.

**NEW BUSINESS**

None

**MISCELLANEOUS**

Mr. Heber made a motion to approve the August monthly meeting minutes as written.

Ms. Lofgren 2nd the motion,

All in attendance unanimously agreed 6-0, the August monthly meeting minutes accepted.

The Board reviewed the Performance Bond - Guarantee Reduction for Brampton Woods Subdivision as referred by the Town Board (attached). The Board also reviewed a letter received from the Town's Engineer, Mr. Mitchell with his recommendation. Discussion ensued.

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Mr. Heber made a motion to recommend the Town Board approve the Bond Reduction of Brampton Woods as also recommended in the letter from the Town's Engineer, Mr. Mitchell (attached).

Mr. Basinger 2nd the motion,

All in attendance unanimously agreed, motion passed 6-0, referral will be made to the Town Board to accept.

Ms. Lofgren made a motion to close the monthly meeting at 8:05 PM,

Mr. Durr 2<sup>nd</sup> the motion,

All in attendance unanimously agreed, monthly meeting closed at 8:05 PM.

**FUTURE MEETINGS:**

November 10<sup>th</sup>, 2008 – 7:30 PM