

Town of Northumberland Planning Board

Minutes

Monday, December 8, 2008 7:30 pm

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Corrected and approved by Planning Board

Present: Wayne Durr - Chairperson, , James Heber, Bernadette Marry, CJ Lofgren, Jeff King and Kevin Pumiglia

Absent: Brit Basinger – Vice Chairperson and Susan Martindale

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

Chairperson, Mr. Durr opened the monthly meeting at 7:33 PM
All in attendance stood and recited the pledge of allegiance.

OLD BUSINESS

None

NEW BUSINESS

Major Subdivision

Application #0012-08

Applicant: Nancy Kaye

Location: Goff Road

SBL#: 156.-1-15.1

Zoning: Agricultural

Status: Pre-application

Representative: CLA Sire – Peter Loyola

Mr. Loyola introduced himself as the representative for Ms. Kaye, he submitted to the Board an authorization from Ms. Kaye. Mr. Loyola discussed proposed conservation plans, the soils, slopes on the western side of Goff Road and wet land delineation, 20 acres out of 120 acres. Mr. Loyola discussed keyhole lots to access the back lots. Mr. Loyola explained how he had determined the density of 22 lots. Mr. Loyola had three different layouts to discuss.

The first labeled as CLA2;

Mr. Loyola described this plan as containing 2 acres of steep slopes, there is 106 buildable acres divided by 5 acre lots for a total of 21 lots for density. Mr. Loyola explained he brought this plan in just as a pre-application, he described it as a traditional plan and Ms. Kaye is not really interested in it, they are more interested in more open space.

The second labeled as CLA3;

Mr. Loyola described this as their first attempt to adhere to a conservation plan and create as much open space as they can on Goff Road. Mr. Loyola stated the density can still be worked out. Mr. Loyola explained they still need soil test for the septic systems and the perk tests performed were borderline. Mr. Loyola stated mount systems maybe needed, the Department of Health will determine what is needed. Mr. Loyola said as per the Department of Health standards 3 lots can be less than 5 acres if all the others are 5 acres or more.

The third labeled as CLA4;

Mr. Loyola explained this 3rd plan is to show an alternate conservation plan with dedicated open space. He stated there are 19 lots total with atleast 50' setbacks and public open space throughout the entire corridor surrounding the subdivision, a trail system to be used by the public not only the homewoners. Mr. Loyola said

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they eliminated the loop roads due to the expense and limited it to two cal-de-sacs. Mr. Loyola stated he would like the Boards thoughts on this pre-application.

Mr. Durr said he discussed this subdivision with Neil Petteys, the Highway Sup't, Mr. Mitchell, the Town's Engineer and Mr. Colozza, the Town's Code Enforcement Officer had looked at these proposals, visited the site and determined Goff Road is not currently capable of supporting a subdivison. Mr. Loyola stated CLA, his company has considered that and is aware upgrades will need to be made to the road. Discussion ensued on who would pay for the upgrades to Goff Rd. Mr. Heber stated he did not believe the tax payers should pay for it and it should be the developer's money. Mr. Durr told Mr. Loyola the Board wanted to be up front about the condition of the road. Mr. Loyola said the drainage and culverts seem to be ok at this time. Mr. Heber suggested Goff Rd be brought up to the Town's Subdivision Regulation Standards. Mr. Loyola asked if that would be limited to the edges of the road, Mr. Heber responded no. Mr. Loyola asked if the applicant would be required to improve the entire road. This Board was unsure of the extent / length of the improvements needed.

Mr. Heber stated there are other issues, such as the soils. Mr. Mitchell asked if the testing showed clay close to the surface. Mr. Loyola said yes it did show clay. Mr. Mitchell stated he would like to see additional testing in the spring with the satuated soils. Mr. Mitchell said he did not feel the site supports the 2nd plan (CLA3). Mr. Mitchell also said he had a question of how this plan meets the conservational concept because he doesn't see open land being protected. Mr. Loyola stated that was determined by the soils. Mr. Mitchell said in addition he did not want to speak for this Board, however he doesn't believe they have had time to review all the plans and he wanted to point out this Board does not favor keyhole lots as contained in the proposals, this Planning Board needs to look for plans that meet the Town's Standards.

Mr. Loyola reiterated they wanted additional perk test in the Spring. Mr. Mitchell said yes, when the soils are saturated, that will make a big difference in the results. Mr. Loyola said they performed the test in June and the results gave them the allowable density.

Mr. Colozza said they need to show the buildable lots / density for the entire parcel size. Mr. Loyola stated the total buildable area is 106 acres. Mr. Colozza reiterated he needs to show the buildable areas on the maps. Mr. Loyola asked if the entire building lot had to be out of the wet lands. Discussion ensued.

Mr. Loyola said he will do a calculation of density taking a closer look, there is 106 acres developable after removing the wet lands and steep slopes. Mr. Pumiglia said that is provided all the setbacks are met. Mr. King said going back to the conventional plan, if the number of lots came down, maybe there could be keyhole lots. Mr. Colozza stated that the High Sup't, Neil Petteys was concerned with Goff Rd and the size of the subdivision. Mr. Heber said the subdivision will have to follow the regulations.

Mr. Loyola asked if the calculation was 50' or 60' for the Right of Way. Mr. Heber said per subdivison regulations it is 60' for conventional and can conservation can go less. Mr. Loyola asked if the utilities are typically underground or above. Mr. Heber said probably underground and Mr. Mitchell agreed. Mr. Loyola asked after the density is determined does the Board have examples of conservational plans he may review. Mr. Colozza stated they are in the Subdivision Regulation Book. Mr. Loyola asked if there were any subdivisions previously approved similar to this one. Mr. Heber said not this size, and added it could be 120 acres, build on 30 acres that would be a conservational. Mr. Loyola said now he thinks they maybe leaning more toward a traditional plan. Mr. Heber stated the plan for 5 acre lots is not conservational because it does not conserve anything. Mr. Loyola said the linealar corridor would be dedicated to the Town. Mr. Heber said it will be unusable because it is in the wet lands. Mr. Loyola said they wanted to avoid chopping into the wet lands. Mr. Pumiglia explained the Town's Master Plan specifically considers the agricultural zone. Within the master plan the agricultrual zone benefits the Town by being left open. Because this is agricultural zoning this Board will

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look at the Master Plan and make sure the proposal is special and not just a maximum build out of lots, this Board needs to consider the entire area. Mr. Heber said this parcel will not support conservational. Mr. Pumiglia said may be able to perserve more with less lots. Mr. Loyola said the plan marked CLA3 has open space by the Road and limiting roadways saves money. Mr. King said they first have to overcome the improvements needed to Goff Road. Discussion ensued on the improvements needed, emergency access and the road closures. Mr. Loyola asked where emergency service came from. Mr. Colozza said Schuylerville. Discussion on the lengthh of Goff Road and it seasonally becomes impassable.

Mr. Loyola asked for the Boards thoughts if he came back with less density, may be an equestrian plan with 3 to 5 homes / farms, what would be the limit of upgrades needed. Mr. Heber said the upgrade limits were not up to this Board, perhaps they could discuss it with the Town Board.

Mr. Loyola thanked this Board for their time.

MISCELLANOUS

Newly appointed alternate, Lisa Black observed from the audience, Mr. Colozza introduced her to the Board and each Board member introduced themselves to her.

Mr. Heber made a motion to approve October Minutes as corrected,
Ms. Lofgren 2nd the motion,
All in attendance unanimously agreed.

Mr. Heber made a motion to approve November Minutes as corrected,
Ms. Marry 2nd the motion,
All in attendance unanimously agreed.

Mr. Heber made a motion to adjorn the monthly meeting at 8:15 PM,
Ms. Marry 2nd the motion,
All in attendance unanimously agreed, monthly meeting closed at 8:15 PM.

FUTURE MEETINGS:

January 12, 2008 – 7:30 PM