

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, April 8, 2019
7:00 pm
Page 1 of 3

Planning Board Members Present: Susan Martindale, Chair, Holly Rippon-Butler and Brit Basinger Chad Reinemann, Melanie Eggleston and James Heber, Vice Chair

Members Absent: Jeff King and Lisa Black

Town Employees Present: Richard Colozza, Code Enforcement Administrator, Tia Kilburn, Clerk

Chair Martindale opened the meeting at 7: 06 pm; all in attendance stood to salute the flag.

Interpretation for James Mazzio regarding Virginia Place buffer.

Mr. Mazzio addressed the Board and stated he is interested in a parcel on Virginia Place, he would like to move the house back on the parcel to have some front yard and a larger back yard, he stated the neighbor did the same thing a few years ago. The Board reviewed the maps presented and Mr. Mazzio stated he just wanted to move it back to be adjacent with the other homes and get like a 125' x 120' back yard he added he would only be utilizing about 27% of the property. Discussion ensued.

Chair Martindale asked if he was moving the septic and well, Mr. Mazzio responded no, Chair Martindale then asked if he was moving the driveway, Mr. Mazzio responded no. Mr. Basinger interjected the no cut for the trees was for a buffer with the neighbors, Mr. Colozza stated yes but he is not sure why because there is nothing behind this parcel but on the mylars it shows the no cut. Mr. Reinemann asked what the line was drawn on the map, Mr. Mazzio stated he drew it to show his proposed cut line. Mr. Colozza stated the subdivision is actually agricultural and originally, they did not want the homes seen from the road and the no cut was for a buffer.

Vice Chair Heber asked to see the original mylars, the Clerk retrieved them and Vice Chair Heber reviewed the notes. Discussion then ensued.

Mr. Reinemann asked if it was a deed requirement or restriction, Mr. Colozza responded no there is nothing in the deed, it is just to make the Board aware there is a no cut on the mylars to buffer the neighbors.

Chair Martindale reiterated he only wanted to correct it to line up with the neighbors, Mr. Mazzio said yes.

Ms. Rippon-Butler asked whose authority is it to change the subdivision, Mr. Colozza stated the contractor with deed restrictions but because it is on the mylars he would feel better if this Board took a look at it.

Mr. Basinger asked if there were an HOA, Homeowners Association, Mr. O'Rourke, neighbor (accompanied the applicant) responded no there is no HOA.

Ms. Rippon-Butler asked if the no cut was part of a conservation subdivision with conservation land set aside. Mr. Colozza responded it would be a deed restriction, the Town does not do deed restrictions. Mr. O'Rourke stated there is a 5 acre requirement for single family dwellings, Ms. Rippon-Butler reiterated the change will not affect the conservation requirement, Mr. Colozza responded no. Mr. Reinemann stated they have already set a precedence with allowing the neighbor to do the same thing, so as long as he does not go any further back than them and produces a new map it should be fine. Mr. O'Rourke stated when he did it he had to do a lot more work moving the septic and well.

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, April 8, 2019
7:00 pm
Page 2 of 3

Ms. Rippon-Butler asked about the property line, Mr. Mazzio stated he was not changing the property line.

Mr. Reinemann asked if there were State or Federal wetlands where he is moving the house, Mr. Colozza responded not nothing to do with the house and the septic will remain in the original placement, the mylar shows the wetlands at approximately 700' and he only needs to be 100' from them.

Vice Chair Heber stated it makes sense to make the cut zone straight across to the other side, Mr. Basinger reviewed the original subdivision plans with Vice Chair Heber.

Mr. Reinemann made a motion for the Board to issue a letter stating this Board has no problem with adjusting the house location as show on the submitted plot plan.

Vice Chair Heber 2nd the motion,

All in attendance unanimously agreed.

Discussion ensued to have Mr. Mazzio submit a plot plan map showing the placement of the proposed dwelling and the no cut buffer line.

Chair Martindale introduced Application # 0002-19 for Irony Alliance, LLC for a site plan / shoreline overlay review to construct a bridge to Thompson island. George Story introduced himself as representative and property owner. Mr. Story explained he proposes to build a suspension bridge to his island, he submitted photos of different bridges he proposes. He stated he bought a ferry in 1995 to access the island, he built a house and fam on the island. Mr. Story stated often he has to cross on the ice and has fallen in several times. He added he is working with the Corp of Engineers and Department of Environmental Conservation for the size, type and construction of the bridge, they need a site plan and an approval from this Board before he can proceed with them.

Mr. Reinemann asked where does he cross now and where will the bridge be located? Mr. Story indicated on the map.

Mr. Story stated the Corp of Engineers says it needs to be 1' above the 500-year flood plain, Mr. Reinemann asked if it would be a pedestrian bridge, Mr. Story said no more like for a 4-wheeler or smaller passenger car, but it needs to be high enough for the 500-year flood plain. He then added he is working with Corp of Engineers, DEC and OGS (Office of General Services). Mr. Basinger asked what OGS had to do with it, Mr. Story responded he was unsure.

Ms. Rippon-Butler reiterated the Corp of Engineers will decide the height and width of the bridge, Mr. Story agreed and stated there will be nothing in the water, no abutments or anything, it will be suspended from each side of the land. Mr. Reinemann said it depends on the design of the bridge because it changes the ascetics of the area, Mr. Story stated he doesn't know until it is designed.

Chair Martindale asked if he was the only occupant of the island and what was the distance, Mr. Story replied yes he was and it will be roughly 60' in height, a little over 400' long and 12' wide, there will be 60' on each side, nothing will be in the water.

Mr. Reinemann reiterated it is difficult to do a site plan without the type of bridge, Mr. Colozza stated everything within 500' of the river needs site plan review and Mr. Story added it is up to the Corp of Engineers for the design and height but they want an ok from this Board. Mr. Basinger agreed they need to look at the ascetics and the

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, April 8, 2019
7:00 pm
Page 3 of 3

shore line. Discussion ensued

Ms. Rippon-Butler stated they really should see some kind of engineering plans to see the aesthetics, Mr. Reinemann agreed they need to know the type of bridge, Vice Chair Heber stated they are probably ok with the bridge and don't want to engineer it but they would like to look at it. Mr. Reinemann added it impacts the shore line, Ms. Rippon-Butler asked if emergency vehicles would be able to cross, Mr. Story responded that is up to the Corp of Engineers.

After a discussion the Board agreed they will need time to review the shoreline overlay district, they would like to see the bridge photo shopped into a picture looking from the river out into the location, See the footprint of the bridge including the span and piers and abutments. Vice Chair Heber stated they need to see something for the curb cut first, Mr. Basinger added with the site distances, Ms. Rippon-Butler suggested maybe the Corp of Engineers could write something for the feasibility for the bridge.

The Board agreed to a site visit with Mr. Story on Saturday, April 20th at 4 pm and Mr. Story stated he will finish up with the County for the driveway / curb cut.

Vice Chair Heber made a motion to accept the January minutes as submitted,
Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

Vice Chair Heber made a motion to adjourn the monthly meeting at 8:23 PM,
Chair Martindale 2nd the motion,
All in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk