

Town of Northumberland
Planning Board
Subject to Correction by the Planning Board
Monday, April 9, 2018
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Planning Board Members Present: Susan Martindale, Holly Rippon-Butler, Chad Reinemann, Melanie Eggleston and James Heber, Vice Chairperson

Members Absent: Jeff King, Lisa Black, Brit Basinger, and Wayne Durr, Chairperson

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

Vice Chairman Heber opened the meeting at 7:06 pm; all in attendance stood to salute the flag.

Application #: 0005-18, DeLisle Properties, John DeLisle
Mr. DeLisle presented his application as a proposed 3

lot subdivision of 216 Mott Road, he explained there is currently a trailer on the lot which will remain there on what is labeled lot 2 on the map. Ms. Rippon-Butler asked if they are currently farming the property. Mr. DeLisle responded no and added the trailer is vacant. Mr. Reinemann stated he is concerned with the wells and septic systems because of the stream and flood plain on the property which makes it a tight spot. Mr. DeLisle stated there is an easement from the 1950's or 60's. Discussion ensued on the stream and wet land locations, 100' setback requirement. Ms. Martindale asked how far from the River was this property, Mr. Heber pointed out the river on the site location map on the survey. Ms. Rippon-Butler asked Mr. DeLisle to point out the proposed subdivision line on the map. Mr. Heber asked Mr. Colozza about the deep hole and perk test, Mr. Colozza responded it has already been done, Mr. DeLisle added the results for lots 1 and 3 are on the map. Mr. Reinemann asked if there are specific rules for a septic system in the flood plain, Mr. Colozza stated it isn't in the floodplain, Mr. Reinemann said lot 3 looks like it is in the flood plain near the road. Mr. DeLisle responded they can build in it and the septic can go in it but there are different rules. Mr. Colozza agreed, Mr. Heber stated it will all have to be engineered. Mr. Colozza explained they will have to raise it all up but it can be done. Mr. Heber asked the Board if there were anything else they would like to see on the maps, and added it needs the "Right to Farm" verbiage. Ms. Martindale said they need the homeowners across the street in the Town of Moreau, Mr. Colozza stated yes, and the Clerk said she added them to the copy of the tax map in their packets. Mr. Reinemann stated he was concerned they are creating a hardship if the septic fails and they could avoid the hardship by changing the property lines, Mr. Colozza said the lot they will build on has a system already on it and it is considered a legacy system and can be replaced if it fails. Ms. Martindale asked if the mobile home on the lot is inhabited, Mr. DeLisle responded no. Mr. Reinemann stated he would like to see the outline of the septic on the map, Mr. DeLisle stated he did not know where the house is going to be. Ms. Martindale asked if he planned on selling all 3 lots, Mr. DeLisle responded he is not selling any of them, he stated it is for his parents house. Mr. Heber asked if they needed the engineered system on the plan, Mr. Colozza said it is automatically required to be engineered by State Law. Ms. Martindale reiterated it is existing, so it is grandfathered in. Mr. Reinemann asked what if the system is undersized for the house, Mr. Colozza stated they engineer can design an expansion. Discussion ensued on the size of the new house, using the existing septic system and a possible expansion effecting the wetlands. Ms. Rippon-Butler asked if the 100' setback rule was in the Book or a State rule. Mr. Heber responded it is a State rule and he could still get a permit to build in the buffer area. Mr. Heber then stated they need the "Right to Farm" law, the property owners across the street added and the application sent to Saratoga County for review. Mr. Reinemann stated he is not liking lot 2, it is entirely in the wetlands, Mr. Heber said they could move the property line a little, Mr. DeLisle stated if he doesn't have to he doesn't want to. Ms. Martindale asked where the existing septic system is located

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and added she sees the well location; Mr. Colozza responded usually surveyors don't put it on unless they can see it or it is exposed. Mr. Heber stated maybe they could put the septic systems need to be engineered systems, Mr. Colozza responded all systems need to be engineered. Mr. Heber asked if there is a motion to schedule a public hearing for May?

Ms. Martindale made a motion to schedule a public hearing for application #0005-18 for a 3 lot subdivision, Ms. Eggleston 2nd the motion, All in attendance unanimously agreed, motion passed.

Mr. Heber stated the next application was 0002-18, sign review for Jacob Heber and he recuse himself.

Mr. Jacob Heber stated he was back with the information requested for the proposed sign, he stated he measured the current sign in front of the clubhouse, each side is 460 sq ft therefore both sides are 920 sq ft total. He said he would keep the new sign at 4' x 8' which is under the maximum requirement. He then discussed the distance from the road the sign would be placed. Mr. Reinemann reiterated the new sign will be a single sign that is double sided as well, Mr. Heber said yes and he has moved it further onto the property approximately 32 to 35 feet off the road with no lights. Mr. Reinemann stated he was comfortable with the plan but would like to see a plan showing the sketch of the sign. Mr. Heber repeated they would like to seen a drawing with the distance from the road and show the sign design? Mr. Reinemann responded yes and asked if the 35' would be where the truck is parked in the picture, Mr. Heber said yes next to the tree. Mr. Reinemann asked if a public hearing is required for a sign permit, the Board reviewed the Zoning Book. It was determined a public hearing is not required. Ms. Rippon-Butler asked if they could approve the application conditionally upon receiving the up dated site plan map. Mr. Reinemann stated he would just like something in the file showing the location and design of the sign for future reference.

Ms. Martindale made a motion to conditionally approve the application #0002-18 for a sign permit, Jacob Heber, in that the sign is placed 35' off the road and is no bigger than 32' sq ft and is presented to Richard Colozza, Code Enforcement Officer for review and permit issue.

Mr. Reinemann 2nd the motion,
All in attendance unanimously agreed, (except Vice Chair Mr. Heber, abstained)

Mr. Heber, Vice Chair rejoined the Board and invited Mr. Laing, Shelly Park to approach the Board. Mr. Laing stated he would like to discuss a possible site plan alteration of the design of Shelly Park. He stated the lots for the park are all staked out as 9,000 sq ft or bigger and there is one that is to close to the retention pond, he said they would like to pull it away from the retention pond and have a normal driveway. Mr. Laing said they will not be adding to the number of lots and explained this proposal would keep this area uniform with the rest of the Shelly Park design, he pointed out to the Board that all the other roads within the Park have homes across from each other and this road to be built because of the layout has homes offset from each other. He added one of the Electrical pods is also in the middle of the lot from the 1970's and this design change would have to be approved before National Grid would correct it and it is needed before they make the cut for the road. Ms. Rippon-Butler asked when was the original plan approved for Shelly Park, Mr. Heber stated it was in three phases and Mr. Laing added this is the last phase. Ms. Rippon-Butler reiterated all 4 lots affected will remain 9,000 sq ft, Mr. Heber stated over 9,000 sq ft and the largest one has the transformer in the middle of it. Mr. Reinemann stated so basically they are just requesting permission to clean up the lot, Mr. Laing responded yes and move it away from the pond. Ms. Martindale asked if there were still only be the 4 lots, Mr. Heber responded yes to line up the homes across from

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each other the same as the rest of the park. Mr. Reinemann stated they are asking to change the site plan, he added he liked the idea and also the trees will continue through. Mr. Heber stated they will need a set of stamped engineered plans reflecting the change, Mr. Laing added if he can't get the approval tonight he will proceed as it is because he needs to get National Grid working on it. Ms. Martindale asked if they are retaining the green space, Mr. Heber responded yes, Mr. Reinemann asked why they were doing this now if they just realized what had happened, Mr. Heber said they had a survey and the pond is much closer than originally thought. Mr. Reinemann agreed they need signed plans, adding they need a record of the changes. Mr. Heber stated they can do a conditional approval and have the Richard Colozza, Code Enforcement Officer review it. Mr. Laing reiterated he would like to shift lot 10 to the north, Mr. Reinemann asked if they were permitted individually, and if they can make it conditional. Mr. Colozza responded yes they are individual and the Board can put any conditions they see fit. Mr. Laing stated he could have the new stamped plans this week, Mr. Colozza interjected he needs to plan for National Grid and the Road cut. Ms. Rippon-Butler agreed as long as it is in the record what is agreed on.

Mr. Reinemann made a motion to approve the proposed lot changes for Shelly Park conditionally upon the engineered modified site plan show; required vegetation, maintaining the road frontage, not increasing the number of lots originally approved and shifting of lots away from the retention pond.

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed.

The Clerk assigned an application number of 0006-18 to the application for an alteration of the site plan for Shelly Park.

Mr. Heber asked if there were a motion for the March minutes,

Ms. Martindale made a motion to accept the March meeting minutes,

Mr. Reinemann 2nd the motion,

Ms. Eggleston & Ms. Rippon-Butler abstained, all others in attendance unanimously agreed.

Mr. Heber made a motion to adjourn the monthly meeting at 8:10 PM,

Mr. Reinemann 2nd the motion,

All in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk