

Town of Northumberland Planning Board
Meeting Minutes
Monday,
April 11, 2016 7:00 pm
Corrected by the Planning Board
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Planning Board Members Present: Susan Martindale, Lisa Black, Holly Rippon-Butler, Melanie Eggleston, Chad Reinemann, James Heber, Acting Chairperson.

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

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

James Heber, Acting Chairperson, called the monthly meeting to order at 7: 06 PM.
All in attendance stood and recited the Pledge of Allegiance.

Application #0001-16, Joyce Cole Minor Subdivision

Ms. Cole is seeking to subdivide approximately 50 acres of agricultural land on Thomas Road, she stated she has been there 10 years in her single family residence, she said she hayed the field for 7 years but no longer has an interest in farming the land herself because it is to much work. She proposes to subdivide the home from the remaining agricultural farm and forest. A local neighboring farmer has farmed the same parcel and plans to continue after the subdivision. Ms. Cole stated she currently has one horse and wants to keep it with her on her single family dwelling lot. She said the lot was commercial at one time but not anymore. Ms. Cole then asked what the Planning Board needed to proceed. She stated she has a public hearing scheduled for the Zoning Board of Appeals for an area variance so she may keep her horse, she added her survey will be complete by then. The Clerk interjected the Zoning Board of Appeals would like to offer a joint public hearing for this application in the best interest of the applicant. Ms. Rippon-Butler reiterated there are not any plans for construction on the larger lot, Mr. Heber stated that would be depending on perk and deep hole testing, Ms. Cole said she wanted to keep it agricultural and was not sure about allowing a building on that lot. Mr. Heber asked if there were any questions for Ms. Cole, Mr. Reinemann stated it is important to show the septic on the survey, Mr. Heber added she should show the location of the well too. Mr. Heber then asked if there were a consensus for a joint public hearing with the Zoning Board of Appeals the 1st Wednesday of May, the Board unanimously agreed.

ACTION

Planning Board will join the Zoning Board of Appeals for a joint public hearing May 4, 2016.

Application #: 0004-16, John Gallup 3 Lot Subdivision

Linda Gallup stated she was returning to this Board with a survey as requested. She explained the application as a request to subdivide their agricultural parcel located on Thomas Road into 3 lots, they propose to keep 5 acres with their house, divide 16 +/- acres for the rear parcel and 48 1/2 acres across the road for the third parcel. She stated the plan was to create separate deeds just in case there is a need in the future to sell any or all of the parcels. Mr. Heber reiterated they plan on separating the large agricultural parcel across the road, creating one keyhole lot and one lot with the existing dwelling, Mrs. Gallup said yes, the use would not change they do not plan on anything different than the current use(s). Discussion ensued on the surrounding owners and uses. Mr. Reinemann asked if there were dwellings on the lots, Mrs. Gallup stated her existing dwelling and her mother in law lives next door. He then asked if they plan on a dwelling for the keyhole lot Mrs. Gallup responded, no they are not building anything, not changing the use only separating the lots for options in the future if they need to sell. Mr. Heber said they can require that there be no further development without a deep hole and perk test. Mrs. Gallup stated there is a barn in the back, Mr. Heber reiterated there is a barn on the "other" key hole lot, She responded yes the 16+ acre lot and there is no intention to sell it. Mr. Heber stated they have to hold a public hearing, Ms. Eggleston stated with the well and septic locations on the map, Mr. Heber added and all surrounding owners, Ms. Eggleston also stated they will need the "Right to Farm" on the maps.

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ACTION

Application to be sent to Saratoga County Planning and Public Hearing to be scheduled for Monday, May 9, 2016 at 7:00 PM.

Application #0005-16, Primax Properties, LLC (Dollar General) Interpretation

Chris Boyea - Bohler Engineering MA, LLC

Not in Attendance

Application: #0006-16, Tisa Development, LLC, Major Subdivision

Lisa Breen

Ms. Breen stated she is returning to complete the process of a proposed 2 lot subdivision, Mr. Heber stated the application was approved for the required variance, and asked Mr. Colozza if there has been testing on the lot. Mr. Colozza responded yes. Mr. Reinemann asked if this is the last Subdivision on this lot and if No Further Subdivision was added to the maps, the Clerk responded yes it is on the maps received April 6, 2016. Mr. Heber asked if there were any other questions or comments for this application, none were noted, he then stated they can schedule the public hearing for the next monthly meeting, after the clerk sends it on to Saratoga County Planning for review.

ACTION

Application will be sent to Saratoga County Planning for review and Public Hearing Scheduled for Monday, May 9, 2016 7:00 PM.

MISCELLANEOUS

Mr. Reinemann made a motion to approve the December meeting minutes,

Ms. Eggleston 2nd the motion,

All in attendance unanimously agreed.

Ms. Black made a motion to approve the March meeting minutes,

Mr. Reinemann 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber asked if there were any further business, none was noted.

Mr. Reinemann made a motion to adjourn the monthly meeting at 7:40 PM,

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS

Joint Public Hearing with the Zoning Board of Appeals for application #0001-16, Wednesday, May 4, 2016
7:00 PM

Public Hearing for applications 0004-16 and 0006-16, Monday, May 9th, 2016 7:00 PM - Monthly meeting to follow

Respectfully submitted,

Tia Kilburn, Zoning Board Clerk