

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, May 13, 2019
7:00 pm
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Planning Board Members Present: Holly Rippon-Butler, Lisa Black, Jeff King, Melanie Eggleston and James Heber, Vice Chair.

Members Absent: Susan Martindale, Chair, Chad Reinemann and Britt Basinger

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

Vice Chair Heber opened the meeting at 7: 03 pm; all in attendance stood to salute the flag.

Vice Chair Heber 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 stated a few members of this Board joined him in a site visit and said they had expressed it looked ok. Ms. Eggleston agreed and stated she had no problem with the proposal. Ms. Rippon-Butler stated the only thing she thought was needed would be a sign for the entrance on the road. Mr. Story agreed and stated they will provide a sign when the driveway permit is issued. Mr. Colozza also agreed and stated he spoke with the County and they will install a sign once it is an approved site plan.

Mr. Story stated the bridge will be lower than the trees and explained the dimensions. Ms. Eggleston asked if there was going to be a gate, Mr. Story said yes by the road because he didn't want everybody using the bridge.

Ms. Rippon Butler updated Mr. King what was discussed at the prior months meeting and site visit, she stated the Army Corp of Engineers needed to look at the site also.

Vice Chair Heber asked if the Board had anything to share or discuss.

Mr. Story stated it will be simple to build, there is a shale ledge, they will drill holes, put in the tower anchors there will be no real foundation because it is solid rock. Ms. Eggleston asked if the Army Corp of Engineers has approved the design, Mr. Story responded yes, but it could be a different width / span but the same design, the towers will also be lower than originally planned the Corp has approved it yet but they are 90% set, some design can change but they need the site plan approved first. Ms. Eggleston reiterated they need the site plan to be approved first? Vice Chair Heber said yes, they need the Town to approve first, so they know it is allowed and then they will engineer it. Mr. King said so the design could change, Mr. Story responded yes, they could go without the towers, but without the towers the bridge would drape and they need the clearance from the water. Vice Chair stated they had to be above the 500 yr flood. Ms. Rippon-Butler asked what the status on the sale of the property was, Mr. Story replied May 31st they will close on it. The bridge will be installed on his portion and joined to his island property, the remainder of the lot will be joined with Mr. Sipperly's property across the road, so the one lot will be absorbed into these two lots. Ms. Rippon-Butler asked if there was river access planned for public recreations, Mr. Story responded no, he will not own it all only a piece for the bridge and he really doesn't want the general public on the bridge. Mr. Colozza stated this is not a major subdivision there really is not enough space for a public access. Ms. Rippon-Butler reiterated this does not qualify as a subdivision, Ms. Eggleston stated it could be a dangerous part of the river with the damns. Mr. Story agreed the water often moves fast, the water is only 5' deep in spots but there is a pretty powerful whirlpool to the South and the next dam is about 5 miles down the river.

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Mr. Story explained each end of the bridge will have anchor cables to hold the bridge, first they will put the dead men in, drill for the towers, the cables will drape 2 ½ to 2 and 5/8th, whatever the Corp of Engineers says, then they will build the deck across probably will take about a month. Vice Chair Heber asked how they would get the cement to the island, Mr. Story replied they can pump it across. Ms. Eggleston asked what the weight limit would be, Mr. Story said 7 ton it will be a mesh grate deck bridge so snow and rain will pass through it.

Vice Chair Heber asked what were the wishes of the Board, Mr. King asked if they approve it and it goes to the Army Corp of Engineers and something changes will it come back to this Board, Vice Chair Heber replied no the Corp will engineer it. Mr. Story stated the only the towers may change. Mr. Colozza said if the height of the towers exceeds what is approved it will come back here. Mr. Story stated it will be 40' above the island and on the map it is 50' or 55' above the bank. Mr. Colozza stated if it goes above that it will come back to this Board. Mr. Story stated he doesn't need it that high.

Ms. Rippon-Butler said so it needs a public hearing. Vice Chair Heber asked if there is a motion?

Ms. Eggleston made a motion to schedule a public hearing for June 10th at 7:00 pm,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Discussion ensued on the agencies involved for notification of the public hearing and lead for SEQRA, State Environmental Quality Review Form, Vice Chair Heber stated it will need a long form SEQRA, State Environmental Quality Review Form, Saratoga County, NYS Office of General Services, Army Corp of Engineers, Department of Environmental Conservation and Canal Corp will all have to be notified. Ms. Eggleston added and surrounding property owners, Mr. Colozza stated the Clerk will send out all notices.

Vice Chair Heber stated they have a map showing the for the house placement on Virginia Place requested by Jim Mazzio at last month's meeting, the Board reviewed the map.

Ms. Rippon-Butler stated she thought it would be a large surveyed map, Vice Chair Heber responded it is just procedural with the adjustment of the house. Discussion ensued on the no cut plan and the original contractor signing off on the deed restrictions and changes to other lots.

Mr. Colozza stated he is keeping the no cut zone, he is just flipping the house and moving it back to line up with the neighbors. Mr. King stated it bothered him that at some point previously this Board approved the plan and now it is changing. Vice Chair Heber stated he was on the Board when it was approved and it was just drawn on the map arbitrarily, he added this lot has a hole in the middle and they wouldn't want to build a house in the low spot so it makes sense to move it. Mr. Colozza stated there was a lot of sand in there to use to fill spots but they have moved it around and used most so there isn't that much anymore.

Vice Chair Heber asked for a motion,
Ms. Eggleston made a motion to approve the building envelope and no cut buffer adjustment for parcel at 114 Virginia Place,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

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Ms. Eggleston made a motion to accept the April minutes as submitted,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Ms. Black made a motion to adjourn the monthly meeting at 7:50 PM,
Ms. Eggleston 2nd the motion,
All in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk