

Town of Northumberland Planning Board  
Subject to correction by the Planning Board  
Monday, October 24, 2016 7:00 pm  
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**Present:** Susan Martindale, Lisa Black, Holly Rippon-Butler, Chad Reinemann, Melanie Eggleston, Jeff King, James Heber, Vice Chairperson and Wayne Durr, Chairperson

**Absent:** Brit Basinger

**Town Employees Present:** Doug Ward, Town Counsel, Paul Olund, Town Engineer, Richard Colozza, Code Enforcement Officer and Tia Kilburn, Clerk

Wayne Durr, Chairperson, opened the Public Hearing at 7:04 PM.  
All in attendance stood and recited the Pledge of Allegiance

Application #0008-16, Anthony Martino, Site Plan (Engineer, Kevin Hastings, P.E.)  
Mr. Martino stated he is proposing developing 2 lots he purchased in July on Route 50 and Putnam Roads in the light Commercial zone. He displayed a survey and said he wishes to place a duplex on each lot with a garage. Mr. Durr stated if there was anyone that would like to speak regarding this application please stand and state their name and address for the record. Mr. Baker stood and introduced himself, he stated he was a neighbor of the property and had some concerns however, has since spoke with Mr. Martino and the concerns have been resolved, he is fine with it. Mr. Durr asked if there were any other questions or comments, none were noted. Mr. Reinemann asked if anything has changed on the map, Mr. Hastings stated they moved the septic systems to the rear of the lot behind the dwellings and added the home owner's names, Ms. Martindale reiterated across the road, Mr. Hastings responded yes. Mr. Durr asked Mr. Heber if he had any questions or comments, none were noted. Ms. Eggleston stated a letter was received against the project but it did not state what the concerns were only that they did not support the project, she then asked Mr. Baker if he was related to the person who wrote the letter and Mr. Baker responded yes he is his nephew but it had nothing to do with him, he owned the property next to him. Mr. Reinemann asked Mr. Baker what his concerns were prior to discussing it with Mr. Martino, Mr. Baker stated it was fine. Mr. Reinemann suggested he share the concerns and maybe this Board can help make sure any agreement is followed. Mr. Baker stated it was pertaining to a buffer and some fencing.

Mr. King made a motion to close the public hearing,  
Mr. Heber 2nd the motion,  
All in attendance unanimously agreed.

Mr. Durr opened the regular monthly meeting and announced application #00012-16, site plan / special use permit for Thorobred Feed Sales, Inc - Mr. Paul Bowers introduced himself as representative for this application, a Broker with Berkshire Hathaway Realtors and then stated Mr. Ladisemia the property owner and Sara Baldes, Controller for Throrbred Feed Sales are also in attendance. Mr. Bowers then stated Thorobred Feed Sales currently are operating on East Ave in Saratoga Springs, their lease with the owner is up at the end of the year and they need more room. This application is a proposal to utilize existing structures, an office, storage building and a shed on 2 acres of land on Route 4 in the Hamlet of Northumberland. Mr. King asked if this was the parcel next to the storage facility, Mr. Bowers responded yes, Mr. Heber stated the old Amerigas location, Ms. Martindale asked what is currently at that location. Mr. Bower stated the buildings are vacant; it was formally occupied by GE testing of the Hudson River. Ms. Rippon-Butler asked if they will be erecting a new building, Mr. Bower responded they will use the existing buildings for now to get established and operational and added they may expand in the future. Mr. Durr asked if they could indicate the entrance, Mr. Bower indicated the two entrances and stated they propose signage on each end of the property. Mr. King asked if they planned on using the north end entrance on the adjacent property, Mr. Bower said yes it is a shared driveway and the property owner is here. Mr. Reinemann asked if they planned on any improvements to the site. Mr. Bower responded only inside the buildings and security lights and cameras on the outside for now. Mr. Durr stated they will need the surrounding property owners indicated on the map, Mr. King mentioned the sewer and water as well, Mr. Bower stated they are existing. Ms. Martindale asked what the hours of operation would be and if it would only be Monday - Friday.