

Town of Northumberland
Planning Board
Subject to Corrections by the Planning Board
Monday, November 13, 2017
7:00 pm
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Planning Board Members Present: Susan Martindale, Lisa Black, Melanie Eggleston, Holly Rippon-Butler, Chad Reinemann, James Heber, Vice Chairperson

Members Absent: Jeff King, 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 7:05 pm; all in attendance stood and recited the Pledge of Allegiance.

Application #0009-17, Lot Line Adjustment Donald and Linda McDonald

Mr. McDonald stated he and his wife have owned the project property for 13 years jointly with Mr. David Pechette. At this point they would like to divide it in half and add each respective 1/2 to their existing single family dwelling parcels. Mr. Heber asked if they wanted to create two separate lots, Mr. Pechette explained the lot is located between his and Mr. McDonald's properties and they just wish to divide the parcel and add it to each of their existing lots, they are not creating any new lots. Mr. Colozza interjected that the lot to be dissolved is a land locked parcel between two existing parcels that have single family residences; he stated it is a vacant lot with only a child's play area on it. Mr. Colozza said they are proposing to dissolve that lot and add the property to each of their existing parcels, he said Mr. and Mrs. McDonalds' parcel is on Plantation Rd and Mr. Pechette's parcel is on King Rd. Discussion ensued on the location of the project.

Mr. Heber questioned if they needed a public hearing for this project because it is located within a previous subdivision. Mr. Reinemann asked if that would require lot line adjustments to have a public hearing. Mr. Pechette stated this lot was not part of the subdivision. Mr. Heber stated it was in the Regulations for lots within a previous subdivision and one lot is the subdivision. Ms. Eggleston also questioned the need for a public hearing; Mr. Heber reviewed the Town's Subdivision Regulations. Mr. Colozza interjected the applicant's are asking for a waiver of the Subdivision Requirements, waiving the public hearing because they are dissolving a lot and he explained this lot was not part of the subdivision and is land locked.

Mr. Reinemann made a motion to waive the subdivision regulations including the public hearing for application #0009-17 because as it is a lot line adjustment, they are dissolving a lot,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, motion passed.

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

Mr. Reinemann made a motion to approve application #0009-17 as laid out on the survey map,
Ms. Eggleston 2nd the motion,
All in attendance unanimously agreed, application approved.

The applicant then asked what was the next step and Mr. Colozza explained they need to bring 2 Mylar's and at least two paper copies of the official survey map to the office to be signed by the Chairman of the Board, one mylar and one paper copy will go in the file and the other mylar and paper copy needs to be filed in Ballston Spa, he advised once the maps / Mylar's are signed the clock starts for filing. He added if they want official copies for themselves they can bring them in to be signed at the same time.

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Vice-Chairman Heber then introduced the next application, number 0008-17 a lot line adjustment for Jean Ann Dennis. Mr. Jason Tommell introduced himself to the Board as her Surveyor and representative for this application. He stated this application is for a lot line adjustment and it is in the agricultural zone. He said a lot line adjustment was granted in 2013 and Mrs. Dennis subdivided lots in 2014. Mr. Tommell then explained Mrs. Dennis has a potential buyer for the house but the buyer is looking for a little more land on the vacant parcel for a larger buffer to the house parcel from the agricultural field, they are not creating any new lots. Ms. Ribbon-Butler asked what the current sizes of the lots were and what the proposed lot sizes would be, Mr. Tommell responded currently one is 30.31 acres and the other is 68.07 the proposed sizes are 37.97 and 60.41 acres. Mr. Heber asked if they are merging with the house lot, Mr. Tommell responded no, they are not adding land to the house lot just to the lot surrounding it for a buffer to the house lot. Mr. Heber asked Mr. Tommell to step over to him and show him on the map; Mr. Tommell indicated the proposed lot line adjustment on the map to Mr. Heber.

Mr. Reinemann made a motion to waive the subdivision regulations including the public hearing for application #0008-17 as it is a lot line adjustment,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, motion passed.

Mr. Reinemann made a motion to approve the lot line adjustment for application 0008-17 as indicated on the maps,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, lot line adjustment approved.

Vice-Chairman Heber announced the next application, number 0010-17, 2 lot subdivision for Robert Trossbach located on Beaver Street. Mr. Trossbach addressed the Board and stated he purchased 18 acres approximately 13 years ago and subdivided 5 acres from it and that lot currently has a single family residence and garage, it is labeled as lot 1 on the map. Then he and his wife built a house on the remaining 12 acres, which is labeled as lot 2. He said at this point they would like to subdivide the 12 acres and sell 5 acres for a single family residence however, there is a issue with the required road frontage for both lots, he added they also own a small piece of land as a separate parcel however, he stated his attorney advised them not to merge the lots so they did not. He explained that the small parcel has some kind of historical reference to it and maybe that is why his attorney advised against merging, but they do own it. He explained there is approximately 434.90 foot of road frontage and he would like to retain the required 300' road frontage for his existing home lot but the remainder is not enough to meet the 300' requirement for a second lot. Mr. Trossbach stated they wish to keep the homes similar in the placement on the parcels, he added there are wetlands in the back, a stream and a pond. He asked the Board if there were any other ideas to help conform to the regulations. Mr. Heber stated it doesn't look like it could be a keyhole lot, Mr. Colozza responded if they turn the house. Mr. Reinemann asked if with a keyhole lot the 300' could be behind the house, Mr. Colozza stated they need 25' on the road and for keyhole lots they need 300' across the front of the house. Mr. Heber said they need to have the house back by the buffer and if they didn't want that they would need to seek a variance. Mr. Trossbach stated they really didn't want the house back there and he said it wouldn't look bad up front with the other houses they would almost be in line with each other. Mr. Heber said if they allowed they would be changing the regulations for road frontage. Mr. Reinemann explained it is an agricultural zone and the intent is to preserve open space, he said they can go to the Zoning Board of Appeals for a variance and if granted return to this Board for the subdivision. Mr. Trossbach asked if there were any other options to conform with the regulations, Mr. Heber responded push the house back. Discussion ensued. Mr. Trossbach then stated they will consider the Zoning Board of Appeals or not proceed at all. Mr. Heber stated he could move it to

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the back of the lot, Mr. Trossbach said that would require 1500' driveway and bridge across the wetlands. Mr. Trossbach then said they would discuss and decide what to do next.

Vice-Chairman Heber asked if there were a motion for the September Meeting Minutes.
Ms. Martindale made a motion to approve the September Minutes as submitted,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Vice-Chairman Heber said if there is no other business for the Board he would entertain a motion to adjourn,
Mr. Reinemann made a motion to adjourn the monthly meeting at 7:40 PM,
Ms. Martindale 2nd the motion,
All in attendance unanimously agreed, meeting adjourned.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk