

Town of Northumberland
Planning Board
Subject to Correction by the Planning Board
Monday, July 10, 2017
7:00 pm
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Planning Board Members Present: Susan Martindale, Lisa Black, James Heber, Vice Chairperson and Wayne Durr, Chairperson

Members Absent: Jeff King, Melanie Eggleston, Brit Basinger, Chad Reinemann and Holly - Rippon Butler

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

Chairman Durr opened the Public Hearing at 7:00 pm, all in attendance stood and recited the Pledge of Allegiance.

Application 0003-17, Steve & Juoy Sorano, site plan retail garden shop. Mr. Sorano introduced himself to the Board and stated he and his wife purchased the existing retail garden shop business now located on Route 32, however not the property of Lena Farms would like to move it to 7 Pettis Road. He added they have purchased a 90' x 30' green house and the current location there is not enough room to expand and / or erect it. He stated the parking and driveway at 7 Pettis Road is better, the current location is a danger to their customers, adding in their busy season customers are forced to park on the side of the road creating a hazard. Mr. Sorano then stated they have an offer in on the property and they have the application in front of the Zoning Board of Appeals for a variance but they are waiting for a permission letter from the Bank, the current owner of the property. Mr. Durr reiterated the Zoning Board is working on it because of the retail sales, Mr. Heber asked what zone the property is located in, Mr. Colozza stated Residential 1. Mr. Durr asked if he only question is if this Board wants to join the public hearing with the Zoning Board of Appeals, Mr. Colozza responded yes, they have held the public hearing open and recommended you joining with them because they have already advertised and sent the mailings out to the surrounding neighbors. Ms. Martindale stated she was at the Zoning Board meeting and then drove by the location at 7 Pettis Road and the only concern she has is the driveway and line of site to get out on Stump Street from the property. Mr. Sorano asked if she was talking about the trees and shrubs, and added they can deal with that and clean it out. She then stated there is a stop sign at Pettis and Stump Street so she doesn't see any traffic impact or a minimal impact and she asked if there will be a sign, Mr. Sorano responded yes on the corner of the property. Mr. Heber stated the sign placement should be on the plan and asked if the back side of the greenhouses would be facing Pettis Road. Mr. Sorano responded yes. Mr. Heber then asked if there were a buffer planned along Pettis Road to buffer them from the road; Mr. Durr asked who the neighbors were across Stump Street stating they need to be indicated on the plan as well. Discussion ensued on the sign size and location, setbacks and the neighbors across the road. Mr. Heber suggested they use vegetation on the back of the green houses because someone will not like the looks of the back of the green houses and added this is actually a site plan for a special use permit. Mr. Colozza agreed, Mr. Durr stated they need to obtain the variance 1st, Mr. Colozza interjected yes but this Board can look at it to see if they are comfortable with it. Mr. Durr asked if there were any questions other than the sign, a buffer, maybe of vegetation, for the back side of the greenhouses on Pettis Road and all the neighbors indicated including across the road to be added to the site plan map. Mr. Heber agreed the items needed to be added to the plan. Ms. Martindale asked if they would be adding another well, Mr. Sorano stated they will have to look into that for the plants and watering. Mr. Durr asked what the hours of operation would be, Mr. Sorano stated they are in the business plan, Mr. Heber and Mr. Durr agreed they need to be added to the map as well. Ms. Martindale asked if there would be any deliveries, Mr. Sorano responded no. Ms. Black asked about lighting, Mr. Sorano stated they will be located inside the greenhouses, on the exterior of the barn and on the existing telephone pole in the yard. Discussion ensued on joining the public hearing with the Zoning Board of Appeals versus waiving it.

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Mr. Heber made a motion to waive the public hearing for application #0006-17 for this Planning Board since the Zoning Board already has a hearing open and there have not been any noted concerns from the public.

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed, public hearing waived.

Mr. Colozza stated they could send a letter to the Zoning Board stating this Board is satisfied with the plan, Mr. Heber stated with the added vegetation buffer, Mr. Durr interjected and the addition of the hours of operation and sign placement added to the plan.

Mr. Heber inquired about the parking area, designation, the size and # of spaces, Ms. Black said it is written on there. Mr. Heber agreed.

Ms. Martindale made a motion to submit a favorable recommendation to the Zoning Board of Appeals that this Board agrees with the site plan review for application #0006-17,

Ms. Black 2nd the motion,

All in attendance unanimously agreed.

Mr. Durr stated Mr. Sorano needs to return to the Zoning Board with the required letter from the current owner and other information requested to complete their review process and, if granted the variance, he will then return to this Board at the next monthly meeting, August 14, 2017.

Application #0004-16, John Gallup, Minor 3 lot subdivision, Mr. Durr asked Ms. Gallup to refresh the Board on the application, she stated it is for a simple 3 lot subdivision, she and her husband will retain the original parcel where there single family dwelling is and subdivide a parcel behind hers and the larger parcel across the road to give them options in the future if they need to sell. She added they are just separating the parcel at this point and there are no plans for anything different, she stated they are down to two horses from the 30 she use to have and she doesn't have a need for the entire 69.97 acre parcel anymore, she added there will be 3 parcels and 3 deeds out of 1. Mr. Durr asked where they were at this point and what they needed, Ms. Gallup stated they should be all set, she said they were just waiting for the survey but their surveyor walked away and just disappeared so they had to find another surveyor. Mr. Heber asked for the SEQRA, State Environmental Quality Review Form and completed it. Mr. Durr asked if the road to the back parcel was a real road, the Clerk responded no, it is part of the same parcel. Ms. Martindale asked if 5 acres was enough for the parcels in the agricultural zone, the Clerk responded yes. Mr. Heber asked if it has gone to Saratoga County Planning, the Clerk responded yes, Mr. Durr asked what the response was from the County, The Clerk stated "No Significant County Wide or Inter Community Impact". Ms. Martindale asked if the Right to Farm Law was on the map, Mr. Heber stated he did not see it, Ms. Martindale then asked if it were note #4 on the survey map, Mr. Durr said he did not know the exact verbiage for the law. The Clerk reviewed and it was determined it was the same.

Mr. Heber made a motion to declare a negative declaration on the SEQRA, State Environmental Quality Review Form for application #0004-16,

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed.

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Ms. Martindale made a motion to accept the survey and approve the minor 3 lot subdivision application #0004-16,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, application approved.

Mr. Heber made a motion to approve the June meeting minutes as submitted,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Mr. Heber made a motion to close the monthly meeting at 7:35 PM.
Ms. Martindale 2nd the,
all in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk