

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, March 11, 2013 7:30 pm

Page 1 of 2

Present: Susan Martindale, CJ Lofgren, Jayme Heber, Lisa Black and John DeLisle, Melanie Eggleston, Brit Basinger
Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

Absent: None

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

Mr. Durr Chairperson opened the monthly meeting at 7:30 PM.

All in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC PARTICIPATION

Ms. Penny Gifford-Hargett requested to address the Board. Ms. Hargett stated the Gifford Family would like to subdivide approximately 7.77 acres located between Kobor Rd and Route 32 near the sewer district. She said the reason they would like to subdivide is to accommodate a small single family dwelling for her sister, convey a portion to the Fire Department, retain an area going out onto Kobor Rd the farm uses and separate the existing mobile home on Route 32 from the rest of the parcel. She stated her father had been before the Town Board to get a Right Of Way off the end of 3rd Street to be used as a driveway. Mr. Durr asked if she had gone to the last Town Board Meeting and Ms. Hargett responded no it was from 1996, but it was granted. Mr. Durr asked if the area behind the Fire House next to the sewer district would be conveyed to the Fire House, Ms. Hargett responded yes. Mr. Heber asked her to clarify it on the map where the lot would be subdivided. Ms. Hargett said the R.O.W was originally going to be a hammer head / turnaround. Mr. Colozza said that it was never finalized. Ms. Hargett presented the Board with a mylar from 1996 that was not signed by the Planning Board. Ms. Hargett stated her father understood it was complete. Mr. Durr questioned if it was approved. Mr. Heber asked if she was talking about where 3rd Street ends and the sewer district began. Discussion ensued on where 3rd Street ended, the Sewer District and where the building lot would be located. The Clerk then explained she made the Board members copies of the Town Board and Planning Board minutes from 1996 when it was approved. After review of those minutes Mr. Heber suggested Ms. Hargett return to the Town Board to see if they will still honor that approval of if she has to start over. Discussion ensued on the number of lots and the layout of them to obtain the required road frontage. Ms. Hargett presented a Deed and stated it mentions the R.O.W / Easement over the Sewer District. Mr. King said he felt step one was to get the easement from the Town Board, step two is to return to this Planning Board with the proposed lots on a map. Mr. Colozza stated she needs 100 foot road frontage, Mr. Heber stated they need to determine the lot size to be able to determine the 100' frontage and that the lot can accommodate the well and septic. Ms. Hargett reiterated the lot itself doesn't have to be very big just enough to make it comply with regulations. Mr. Heber agreed and said they have to determine the soils for the septic. Mr. Basinger asked if there were any wetlands they had to worry about, Mr. Colozza said there is an existing drainage ditch and she may have to build a culvert to maintain it. Discussion ensued on the drainage ditch. Mr. Heber suggested Ms. Hargett also show the drainage on the map. Ms. Hargett asked Mr. Colozza how big the lot had to be, Mr. Colozza responded that depends on the soil test. She then asked who she would talk to about that, Mr. Colozza said an engineer design professional would help her, she could call Frank Shaw. Mr. Basinger asked Mr. Colozza if he would help her with the Zoning Regulations and the separations she needs to have. Ms. Hargett asked when the Town Board meeting was, the Clerk stated it is the 2nd Thursday of the month, this Thursday is

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Page 2 of 2

the next meeting. Mr. Colozza said the Town Clerk has already prepared the agenda for this month's Town Board meeting and there are a couple of items on it before she could address the Board at that meeting. He then added she will have to meet the Town Specifications for the Road and she needs maps to present. Mr. Heber questioned if she needed to meet the road regulations for a 25' driveway easement over the sewer district. Mr. Durr asked Ms. Hargett if she knew what she had to do next. Ms. Hargett responded yes and said she could always talk to Mr. Colozza. Mr. Durr asked if there were any other questions, comments or concerns, none were noted. Mr. Durr thanked Ms. Hargett.

MISCELLANEOUS

Mr. Durr asked if there were any other business for the Board.

Mr. Heber made a motion to approve the February meeting minutes as presented,
Ms. Lofgren 2nd the motion,
All in attendance unanimously agreed.

Mr. Heber made a motion to adjourn the monthly meeting at 7:50 pm,
Mr. King 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS:

Regular Planning Board Monthly Meeting April 8, 2013, 7:30 PM, as needed.

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk