

Town of Northumberland Planning Board
Minutes
Subject to approval by the Planning Board
Monday, May 12, 2014 7:00 pm

Planning Board Members Present: Jayme Heber, Melanie Eggleston, Lisa Black and Jeff King - Vice Chairperson

Absent: CJ Lofgren, Brit Basinger, Susan Martindale and Wayne Durr, Chairperson.

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

Mr. King, Vice-Chairperson opened the public hearing at 7:02 PM.
All in attendance stood and recited the Pledge of Allegiance

Public Hearings

Application #: 0004-14 - Major Subdivision

Applicant: Gary Sherman, Executor (Sherman Estate)

SBL#: 118.-1-46

Location: West River Rd / Austin Rd

Zoning: Agricultural

Acres: 66+/-

Mr. Sherman gave the Board a quick overview of the application as a 5 lot subdivision of 66+ acres and one lot will be a line merger with lot 3, his daughters' existing parcel, they will be creating 4 new lots, 9, 14, 15 and 19 acres respectfully. Mr. King asked if there were any questions or comments regarding this application, none were noted.

He then stated they will leave the public hearing open and move onto the next for application #0005-14, Minor 2 lot subdivision for Allen Wood.

Application #: 0005-14 - Minor Subdivision

Applicant: Allen Wood

SBL#: 156.-1-15.11

Location: Goff Rd

Zoning: Agricultural

Acres: 123

Mr. Wood and his son addressed the Board and stated their application is for a simple 2 lot subdivision on Goff Rd. One parcel will be 19 acres which contains the existing house and barn, the 2nd lot will be approximately 104 acres they will continue to use for agricultural pursuits. Mr. King asked if there were any questions or comments regarding this application, none were noted. Mr. King then stated they would open the regular monthly meeting.

NEW BUSINESS

None

OLD BUSINESS

Application #: 0004-14 - Major Subdivision, Gary Sherman, Executor (Sherman Estate)

Mr. Reynolds, Esq., stated he would be representing Mr. Sherman for the purpose of this application. Mr. Heber asked if variances would be pursued, Mr. Sherman stated they decided to keep 5 acres with the dwelling and barn so variances would not be needed. Mr. King reiterated no variances were needed and Mr. Heber said the line should be erased from the maps and confirmed the road frontage was sufficient. Mr. King asked if there were any questions for this applicant. Mr. Heber asked if the State Environmental Quality Review Long Form (SEQR) and

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the National Heritage have been received and then he stated the "right to farm" verbiage needed to be added to the maps. Mr. King added a note for any new construction needs to be added for the deep hole and perk test. Mr. Reynolds stated the surveyor wanted him to request the Board to waive the 1" = 50' rule for the maps,

Mr. Heber made a motion to waive the 1" = 50' for the scale of the maps and stated the current size was sufficient,

Ms. Eggleston 2nd the motion,

All in attendance unanimously agreed.

Mr. Reynolds requested the Board also waive the USGS, elevations and after review Mr. King stated the current maps were sufficient, he then suggested Mr. Sherman complete the Long Form SEQR and submit a National Heritage Letter response to this Board. Mr. Colozza stated a portion of one of the parcels is in the Shoreline Overlay, Mr. Heber stated it will have to be delineated and a note added for the shoreline overlay. Mr. Reynolds asked if there was specific language used; Mr. Colozza said any building within the shoreline overlay needs this Planning Board's review. Mr. Reynolds stated they will have the information for the next meeting. Mr. Heber asked if this has been submitted to Saratoga County Planning, the Clerk responded yes, and a response of "No Significant County-Wide or Inter Community Impact" with comment "In accordance with the Memorandum of Understanding (MOU) between the Town of Northumberland Planning Board and the Saratoga County Planning Board (SCPB), the above-noted subdivision has been reviewed and has been deemed to present no countywide impact" was received from Saratoga County Planning.

ACTION

Public Hearing - left open, 1" = 50' scale waived for the maps, notes will be added to maps and applicant will return June 9th, for the next monthly meeting.

Application #: 0005-14 - Minor Subdivision, Allen Wood

Mr. Heber asked if a Long Form SEQRA and National Heritage Letter were submitted. The Clerk gave Mr. Heber the SEQR form, Mr. King asked if there were any questions or comments for this application, none were noted; he then stated the "right to farm" language was on the maps. Mr. Heber asked if this has been submitted to Saratoga County Planning, the Clerk responded yes, and a response of "No Significant County-Wide or Inter Community Impact" with comment "In accordance with the Memorandum of Understanding (MOU) between the Town of Northumberland Planning Board and the Saratoga County Planning Board (SCPB), the above-noted subdivision has been reviewed and has been deemed to present no countywide impact" was received from Saratoga County Planning. Mr. Heber then reviewed the SEQR form and Mr. King asked Mr. Colozza if there were any concerns with the SEQR, Mr. Colozza responded no. Mr. King then asked if they have to wait for the response to the National Heritage Letter, Mr. Colozza stated the SEQR addresses all of that and nothing else is changing it will still be farmed with no change in use.

Mr. Heber made a motion to declare a Negative Declaration "no significant" impact on the State Environmental Quality Review Form for application #0005-14.

Ms. Black 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber made a motion to close the public hearing,

Ms. Eggleston 2nd the motion,

All in attendance unanimously agreed.

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Mr. Heber made a motion to approve application #0005-14 for Allen Wood, Minor 2 lot subdivision as submitted.

Ms. Black 2nd the motion,

All in attendance unanimously agreed.

ACTION

Public Hearing Closed, No Significant County Wide or Inter Community Impact received from Saratoga County Planning Board, Negative Declaration declared on State Environmental Quality Review Form, Application Approved as submitted.

MISCELLANEOUS

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

Mr. Heber made a motion to accept the April meeting minutes as submitted,

Ms. Eggleston 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber made a motion to adjourn the monthly meeting at 7:23 PM,

Ms. Eggleston 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS:

Public Hearing and regular monthly Planning Board meeting, June 9, 2014, 7:00 PM.

Respectfully Submitted,

Tia Kilburn,

Planning Board Clerk