

Town of Northumberland Planning Board
Minutes
Accepted by the Planning Board
Monday, November 14, 2011 7:15 pm
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Present: Wayne Durr, Chairperson, Brit Basinger , Susan Martindale, Lisa Black , Jayme Heber , and John DeLisle.

Absent: CJ Lofgren, Jeff King - Vice Chairperson, and Kevin Pumiglia.

Town Employees Present: Tia Kilburn, Clerk

Mr. Durr, Chairperson called the room to order at 7:18 PM.

All in attendance stood and recited the Pledge of Allegiance

PUBLIC HEARINGS

Application #: 0014-11 -

Applicant: Christine and James Mc Knight

SBL#: 142.-1-36.1

Location: Homestead Rd

Zoning: Agricultural

Acres: 47 (+/-)

Mr. Durr announced the application #0014-11, Mr. and Mrs. McKnight explained their application as a minor 2 lot subdivision on Homestead Rd. Mrs. McKnight stated it involves roughly 47 acres, they propose to subdivide 11 acres that will remain with their present house and barn and retain the remaining 36 acres for no further subdivision. She stated the reason for the proposal is for her and her husband to be able to sell the dwelling with the option of agricultural pursuits attached as discussed with Mr. Colozza, the Town's Code Enforcement Officer and for them to be able to downsize. Mrs. McKnight discussed a previous approved subdivision in which she and her husband had conveyed land to *Saratoga PLAN*. She then stated they are currently in conversation with *Saratoga PLAN* for additional easements. Mr. Durr asked if there were any questions to concerns. Mr. Heber reiterated that they had already conveyed land to *Saratoga PLAN*, Mrs. McKnight responded yes they had originally had about 110 acres, they had conveyed 63 acres to *Saratoga PLAN*. Discussion ensued on the improvements and trails in place by *Saratoga PLAN*. Mrs. McKnight stated the paper maps already have the "right to farm" verbiage, they will have an actual survey completed before the time of sale and the 11 acres will have "no further subdivision" verbiage included. Mr. Durr asked if there were any additional questions or concerns, Mr. and Mrs. Lynch, of 397 King Rd stated they were here in support of the application. Mr. Durr stated the public hearing will remain open until 7:30 PM. Mr. DeLisle asked if there was a deeded right of way for *Saratoga PLAN*, Mrs. McKnight said yes it is in the area where the sign is posted for "Colebrook Preserve". Mr. DeLisle then stated it is not really a right of way because they own it. Mrs. McKnight responded yes they do own it, however, they are discussing an additional easement with them at this time. Mrs. McKnight said *Saratoga PLAN* has done a lot of work creating trails and placing benches which was possible with the help of volunteers. Mr. McKnight said there is going to be a bridge built over the Cold Brook stream, it can be quite wet in there, Stonebridge Iron and Steel has donated the steel it will probably be completed next year.

Mr. Basinger made a motion to close the public hearing at 7:30 PM,

Mr. Heber 2nd the motion,

All in attendance unanimously agreed.

Monthly meeting opened at 7:30 PM

NEW BUSINESS

None

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OLD BUSINESS

Major Subdivision

Application #: 00013-11
Applicant: Edward Diehl
SBL#: 155.-1-12.111
Location: 109 Homestead Rd
Zoning: Agricultural
Acres: 31.32

Mr. Diehl was not present. Mr. Basinger asked if we have received the National Heritage Letter, the clerk responded no, however, Mr. Diehl has sent a letter requesting an extension on his application. The Board reviewed the letter.

Mr. Heber made a motion to grant an extension for Application #00013-11, Applicant Edward Diehl.
Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

ACTION

Extension granted, to allow the applicant time to obtain National Heritage Letter.

Minor 2 lot Subdivision

Application #: 00014-11 -
Applicant: Christine and James Mc Knight
SBL#: 142.-1-36.1
Location: Homestead Rd
Zoning: Agricultural
Acres: 47 (+/-)
Preliminary

Mr. Heber made a motion to declare a negative declaration, no significant impact, on the long form State Environmental Quality Review Form, SEQRA for Application #0014-11, Applicant James and Christine McKnight for a Minor 2 Lot Subdivision.

Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

Mr. Basinger asked if there would be some kind of language on the lot with the house and barn for "no further subdivision" because he is concerned in the future someone may try to subdivide that parcel and create sub-standard lots because King Rd actually splits the lot. Mrs. McKnight asked if they wanted the language on the maps and deed. Discussion ensued. Mr. Heber said it should be ok if it is written in the deed and there is only one description for both the house and barn as one parcel. Mrs. McKnight said yes that parcel deed description will include the house and barn, both sides of the road.

Mr. Heber made a motion to approve Application #0014-11 for Applicant James and Christine McKnight, Minor 2 Lot Subdivision.

Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

ACTION

Negative Declaration, no significant impact on SEQRA and the application was approved.

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Mr. Basinger made a motion to go into executive session to discuss possible litigation.
Ms. Martindale 2nd the motion,
All in attendance unanimously agreed.

Into executive session at 7:40 PM, resume monthly meeting at 7:45 PM.

Site Plan - Soil Disturbance

Application #0002-11

Applicant: Timothy Powell

Location: 346 Grange Hall Rd

SBL#: 144.-1-6.3

Zoning: AG

Acres: 6.62 acres

No new information.

Mr. Basinger made a motion to refer application #0002-11, site plan review and soil disturbance for applicant Timothy Powell, to the Town Board for further action based on non-compliance with the Planning Board.
Mr. Heber 2nd the motion,
All in attendance unanimously agreed.

ACTION

Referred to the Town Board for further action due to non-compliance with the Planning Board.

MISCELLAOUS

Road Acceptance for The Preserve off King Rd.

Mr. Frank Barbera introduced himself as representing "Misty Meadows" aka, The Preserve off King Rd.
Mr. Heber made a motion to send a positive referral to the Town Board to accept the roads for "Misty Meadows" subdivision, aka The Preserve off King Rd.
Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

Ms. Martindale made a motion to approve the October meeting minutes.
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

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

FUTURE MEETINGS: Monday, December 12th, 2011 at 7:30 PM

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk