

Town of Northumberland Planning Board

Minutes

Approved by the Planning Board

Monday, September 8, 2014 7:00 pm

**Planning Board Members Present:** Jayme Heber, Melanie Eggleston, Chad Reinemann, Susan Martindale, Holly Rippon-Butler, Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

**Absent:** Brit Basinger and Lisa Black

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

Mr. Durr, Chairperson opened the public hearing at 7:00 PM.

All in attendance stood and recited the Pledge of Allegiance

**PUBLIC HEARING**

Application #0007-14, Harris / Arlin, Minor Subdivision, to erect a single family residence.

Ms. Arlin stood and explained the application as a minor subdivision to subdivide the minimum 5 acre requirement from approximately 18 acres of agricultural land to build a single family residence. They would like to stay as close to the existing driveway for the barn as possible to enable her parents to be able to continue to use it as agricultural. Mr. Durr asked if there were any questions or comments from the public, none were noted, he stated they will continue the public hearing until 7:15 pm.

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

Ms. Eggleston 2nd the motion,

All in attendance unanimously agreed.

**NEW BUSINESS**

Application#: 0008-14 - Minor 2 Lot Subdivision, Richard & Virginia Coffinger.

David Coffinger, the son of the applicants addressed the Board and explained the application as a minor 2 lot subdivision to subdivide the family residence and 5 acres from the remaining 132 acre farm. Mr. King asked if they needed test results for existing dwellings, Mr. Heber stated no, not for existing they do need to show the original lot and what is being taken from it. Mr. Coffinger stated the entire original lot is an inset in the corner of the map. Mr. King stated they need the adjoining property owners listed on the map, Mrs. Coffinger asked why, Mr. King explained they will all get notification of the subdivision. Mr. Coffinger asked if they needed the original to be a large map or just a small one. Mr. Reinemann said they will also need to show the frontage of both lots. Mr. Durr stated they need to show on the map what is affected by the subdivision and include the "Right to Farm" language. Mr. Heber reiterated they need the dimensions of the entire existing parcel, this proposed lot with the road frontage and the neighbors, Mr. Reinemann added to show any other structures on the lot. Mr. Coffinger said the only other thing on this parcel is a small garage. Mr. Reinemann stated they need to show all the structures, Mr. Heber added with the approximate setbacks from the proposed lot lines, Mr. Coffinger said they have been there about 100 years. Mr. Reinemann asked if the lot line is at least 25' from the structures, Mr. Coffinger said yes, Mr. Heber suggested they show it. Mr. Reinemann explained the structures have been there 100 years however, the lot line is new. Mr. Heber then asked about a long form SEQRA, State Environmental Quality Review Form, the Clerk stated she has it in the file. Discussion on a Public Hearing ensued.

Mr. Heber made a motion to schedule a public hearing for the next monthly meeting on October 20th at 7:00 PM,

Mr. King 2nd the motion,

All in attendance unanimously agreed.

**ACTION**

Public Hearing to be scheduled October 20th, 2014 at 7:00 PM.

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Application#: 0009-14 - Lot Line Adjustment, Sam Salvi & Marylou Imrie.

Mr. Salvi explained the application as a lot line adjustment adding 36' to the side of his lot and 69' to the rear of his lot from Ms. Imrie's lot. This will enable him to use his garage and Mr. Colozza stated it will bring the lot into compliance. Mr. Heber stated they need to show the acreage that is left to the lot they are taking it from. Mr. King stated they need an actual map showing what is being done. Mr. Salvi said the surveyor will be coming out this week. Mr. King said they need the dimensions and road frontage. Mr. Reinemann stated also the setbacks from the existing house to the new lot line. Mr. Colozza stated everything is existing and they are bring Mr. Salvi's lot into compliance.

Mr. Heber made a motion to waive the public hearing for application # 0009-14, lot line adjustment, Mr. King 2nd the motion,  
All in attendance unanimously agreed.

ACTION

Public hearing waived, applicants will return October 20th, 2014 with survey map containing dimensions, setbacks and road frontage.

OLD BUSINESS

Application #0007-14, Harris / Arlin, Minor Subdivision, to erect a single family residence.

Mr. Heber asked if the results for the perk test were added to the map and if they verified the usage of the driveway. Mr. Colozza stated there is a letter to accompany the map with the results or do they want the results on the map. Mr. King stated on the map, Mr. Heber agreed the perk results and language for the shared driveway should both be added to the map. Mr. Durr asked about the shared driveway, Mr. King agreed there should be specific language for the shared driveway, discussion ensued on the driveway and language to indicate it is shared. Mr. Colozza stated he spoke with Mr. Serbalic, he did not have a problem with the shared driveway or the applicant's applying for a new driveway permit, he only said he did not want the culvert to go any bigger because it was already 60'. Mr. King asked who Mr. Serbalic was; Mr. Colozza responded he is the Superintendent of Highways for Saratoga County. Ms. Rippon-Butler asked if the language for the shared driveway goes in the deeds, Mr. Heber said on the map not on the deeds. Ms. Rippon-Butler asked if there was any chance Mr. Serbalic would not approve a new driveway, Mr. Colozza said no that is a straight stretch of road there and nothing will be obstructed by another driveway. Mr. Durr asked if there were any other questions or concerns for this application, none were noted.

Mr. Heber made a motion to declare a negative declaration on the SEQRA, State Environmental Quality Review Long Form for application #0007-14, for Todd Harris and Korie Arlin, with no significant impact, Ms. Martindale 2nd the motion,  
All in attendance unanimously agreed.

Mr. Heber made a motion to approve application #0007-14, minor 2 lot subdivision, contingent upon the perk and deep hole test results being added to the map and the language for the shared driveway being added as follows; "Driveway is not deeded or a Right of Way, it is a family shared driveway and the width of the driveway is not to be expanded."

Ms. Eggleston 2nd the motion,  
All in attendance unanimously agreed.

ACTION

Negative Declaration declared on SEQRA, State Environmental Quality Review Long Form, Application #0007-14 approved with contingencies.

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

Mr. Heber made a correction to the August meeting minutes;

Page 2, Under application# 0007-14, line 7, change "*Mr. Heber stated the definition reads along the road, however for keyhole lots it reads the frontage is from the front edge facing the building..*," to "*Mr. Heber stated the definition reads in part, lot frontage is the distance between side lot lines at the required minimum front yard setback, however, for keyhole lots it is different.*"

Mr. King made a motion to accept the August meeting minutes with the correction,

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed.

Mr. King made a motion to adjourn the monthly meeting at 7:45 PM,

Mr. Heber 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS:

Public Hearing and Regular monthly Planning Board meeting, October 20, 2014, 7:00 PM.

Respectfully Submitted, Tia Kilburn, Planning Board Clerk