

Town of Northumberland Planning Board
Monday October 28, 2024
7:00 P.M.
Town Hall

__Brit Basinger, __Jeff King, _____Susan Martindale, Chair __ Lisa Black, _ Holly Rippon-Butler, ___Melanie Eggleston, __ James Heber, Vice-Chairperson, __ Dave Williams, __ Michael Haag

Town Employees: __Dave Brennan, Town Attorney, __P Michael Terry, Code Enforcement

All Stand for Pledge of Allegiance

NEW BUSINESS

PUDD Application (referral from Town Board)

Application #: 0009-24

Applicant: Tricity Associates LLC and TriCity Systems, LLC

SBL#s: 157.-1-9.23 & 157.-1-9.221

Location: Route 4

Acres: 6.151

Zone: Hamlet

OLD BUSINESS

None

MISCELLANEOUS

Next meeting November 25, 2024, as needed

Application for Planned Unit Development District
Town of Northumberland

1. Project Name

Liberty Mill Landing

2. Owner (name, address, phone)

Tricity Associates LLC and TriCity Systems, LLC
P.O. Box 617, Saratoga Springs, NY 12866
(518) 221-3952

3. Engineer, Surveyor, Attorney (name, address, phone)

SEE ATTACHED

4. Project location (tax map #)

Route 4N, Tax Map #157.-1-9.23 & #157.-1-9.221

5. Name of Adjacent Property Owners

SEE ATTACHED

6. Project Description:

a. Total Acreage 6.151 ACRES +/-

b. Acreage to be developed initially 6.151 acres +/-
Ultimately 6.151 acres +/-

c. If residential – number and type of housing units:

	1 Family	2 Family	Townhouse	Multi – Family
Initially				<u>50</u>
Ultimately				<u>200</u>

d. If commercial or industrial:

Number of facilities and/or buildings Attached to the residential units

Total Square footage 4000-9000 Approx.

7. Proposed Starting Date Spring 2025 Completion Date Late 2029

8. List Supporting Exhibits, Maps, reports, Etc. Map & 2 NYS EAF Forms

Model Local Ordinance: Each Planned Unit Development District is an amendment to the Zoning Ordinance. Their adoption requires a change to the existing zoning map and must be accompanied by a local law or ordinance approved by resolution of the Town Board. This model local ordinance is provided as a guide to the applicant who will be responsible for preparation of the local ordinance which should be developed during the sketch plan review process and submitted to the Town Board along with the Planning Board's recommendations on the project. The town attorney may amend the proposed ordinance at the direction of the Town Board.

Section 1 Title of Proposed PUD District

"This ordinance shall be known as ordinance # _____ of 19 _____ of the Town of Northumberland amending the Zoning Ordinance of the Town of Northumberland as adopted _____, providing for the creation of a Planned Unit Development District # _____ to be known as Liberty Mill Landing."

Section 2

"The Zoning Ordinance of the Town of Northumberland as adopted on December 12, 1977 and the Zoning Map of the Town of Northumberland set forth therein and made a part thereof, are amended by changing from the existing Zoning Districts _____ as hereinafter described and creating within the boundaries of said newly described area, a Planned Unit Development District to be known and described as Liberty Mill Landing."

Section 3

"The area of (name of PUD) consists of approximately 6.151 +/- acres in the Town of Northumberland, as is bounded and described as set forth in Appendix A (legal description) and Appendix B (sketch plan), attached hereto, and made a part hereof. The area is located _____ (approximate) _____ and bordered by (streets)." Route 4N

Section 4

- A. Description of uses allowed in PUD by type, number and acreage. Description of open space/recreation areas and any lands to be dedicated for public use.
- B. "The sketch plan and the proposed uses are set forth in Appendix B and is in the Office of the Town Clerk. The sketch plan may be amended after a public hearing by the Town Board."

Section 5

Explanation of the manner in which the PUD will be provided with water and sewer service.

Section 6

Established construction standards for buildings and public improvements: ie, "Plans to be approved by licensed architect or engineer. Construction will comply with N.Y.S. Building Code. All construction shall be subject to inspection by the Town Building Inspector, Town Engineer and Town Highway Superintendent."

Section 7

Construction to begin within 6-12 months, years of final approval and issuance of all required permits. Description of staging of Development.

Section 8

"All roads, drainage easements and right-of-ways shall be constructed by the developer and shall be in accordance with the town building code and subdivision regulations, be offered without cost to the Town of Northumberland for public use."

Section 9

Dedication of open space/recreation area of a fee in lieu of land, to the town or non-profit entity (homeowner's association). Dedication of lands for future public use; ie, schools, fire station, etc.

Section 10


"Uses permitted in PUD are set forth in Appendix B. "Statement that developer shall follow procedures of the town site plan review ordinance and Town Subdivision Regulations. Statement that "no use shall be permitted except as approved by the Town Board as being conformity with this Ordinance.

Section 11 Submission of Plans

"Developer shall in accordance with the town site plan review ordinance and Subdivision regulations, submit plans for approval of each phase of construction prior to the issuance of a building permit.

Section 12

This ordinance shall take effect _____ days after approval by the Town Board and posting and publishing in the official newspaper of the town as required by law _____.

Anthony Vaccarella


10-3-24

Attachment To:
Application for Planned Unit Development District
Town of Northumberland

Owner: 2 Owners

Tricity Associates LLC, SBL # 157.-1-9.23 and TriCity Systems LLC, SBL# 157.-1-9.221

3. Engineer, Surveyor, Attorney (name, address, phone)

Engineer: Frederick Metzger, P.O. Box 237, Latham, NY 12110 (Ph: 518-783-0688)

Surveyor: Paul Male, P.O. Box 27, Saratoga Springs, NY 12866 (Ph: 518-852-7479)

Attorney: David Pentkowski, 5 Longkill Rd., Ballston Lake, NY 12019 (Ph: 518-383-5300)

5. Name of Adjacent Property Owners

SBL# 157.-1-9.21 – Darryl V. Dumas and Christine A. Dumas

SBL# 157.-1-10 – Muzikars Service Inc.

SBL# 157.-1-7 – Darryl Victor Dumas and Christine A. Dumas

SBL# 157.-1-2 – James Doyle and Lawrence P. Doyle

SBL# 157.-1-8 – Verla White

SBL# 157.-1-9.1 – James G. Doyle and Lawrence P. Doyle

SBL# 157.-1-9.222 – Haskell Enterprises Corp.

The Champlain Canal (The SBL number, if any, is unknown.)

END

Draft of Proposed Local Ordinance (subject to change as this project progresses)
Regarding Planned Unit Development District Entitled Liberty Mill Landing

Two (2) Owners: Tricity Associates LLC and TriCity Systems LLC SBL# 157.-1-9.221

Section 1 Title of Proposed PUD District

This ordinance shall be known as ordinance # _____ of 20 ____ of the Town of Northumberland amending the Zoning Ordinance of the Town of Northumberland as adopted _____, providing for the creation of a Planned Unit Development District # _____ to be known as Liberty Mill Landing.

Section 2

The Zoning Ordinance of the Town of Northumberland as adopted on December 12, 1977 and the Zoning Map of the Town of Northumberland set forth therein and made a part thereof, are amended by changing from the existing Zoning Districts _____ as hereinafter described and creating within the boundaries of said newly described area, a Planned Unit Development District to be known and described as Liberty Mill Landing.

Section 3

The area of Liberty Mill Landing consists of approximately 6.151 acres in the Town of Northumberland, as is bounded and described as set forth in Appendix A (legal description) and Appendix B (sketch plan), attached hereto, and made a part hereof. The area is located (approximate) and bordered by Route 4N.

Section 4

A. Description of uses allowed in PUD by type, number and acreage: 6.151 acres. Description of open space/recreation areas and any lands to be dedicated for public use.

B. The sketch plan and the proposed uses are set forth in Appendix B and is in the Office of the Town Clerk. The sketch plan may be amended after a public hearing by the Town Board.

Section 5

Explanation of the manner in which the PUD will be provided with water and sewer service. It is anticipated that water and sewer services will be provided by Schuylerville with cooperation from Victory and The Town of Saratoga.

Section 6

Established construction standards for buildings and public improvements: Plans to be approved by licensed architect or engineer. Construction will comply with N.Y.S. Building Code. All construction shall be subject to inspection by the Town Building Inspector, Town Engineer and Town Highway Superintendent.

Section 7

Construction to begin within 6-12 months of final approval and issuance of all required permits. Description of staging of Development: based on approval from Town.

Section 8

All roads, drainage easements and right-of-ways shall be constructed by the developer and shall be in accordance with the town building code and subdivision regulations, be offered without cost to the Town of Northumberland for public use.

Section 9

Dedication of open space/recreation area of a fee in lieu of land, to the town or non-profit entity (homeowner's association) -or- Dedication of lands for future public use [TBD].

Section 10

Uses permitted in the PUD are residential units. Accompanying amenities are to be determined by the developer. The developer shall follow procedures of the town site plan review ordinance and Town Subdivision Regulations. No use shall be permitted except as approved by the Town Board as being conformity with this Ordinance.


Section 11

Submission of Plans. Developer shall in accordance with the town site plan review ordinance and Subdivision regulations, submit plans for approval of each phase of construction prior to the issuance of a building permit.

Section 12

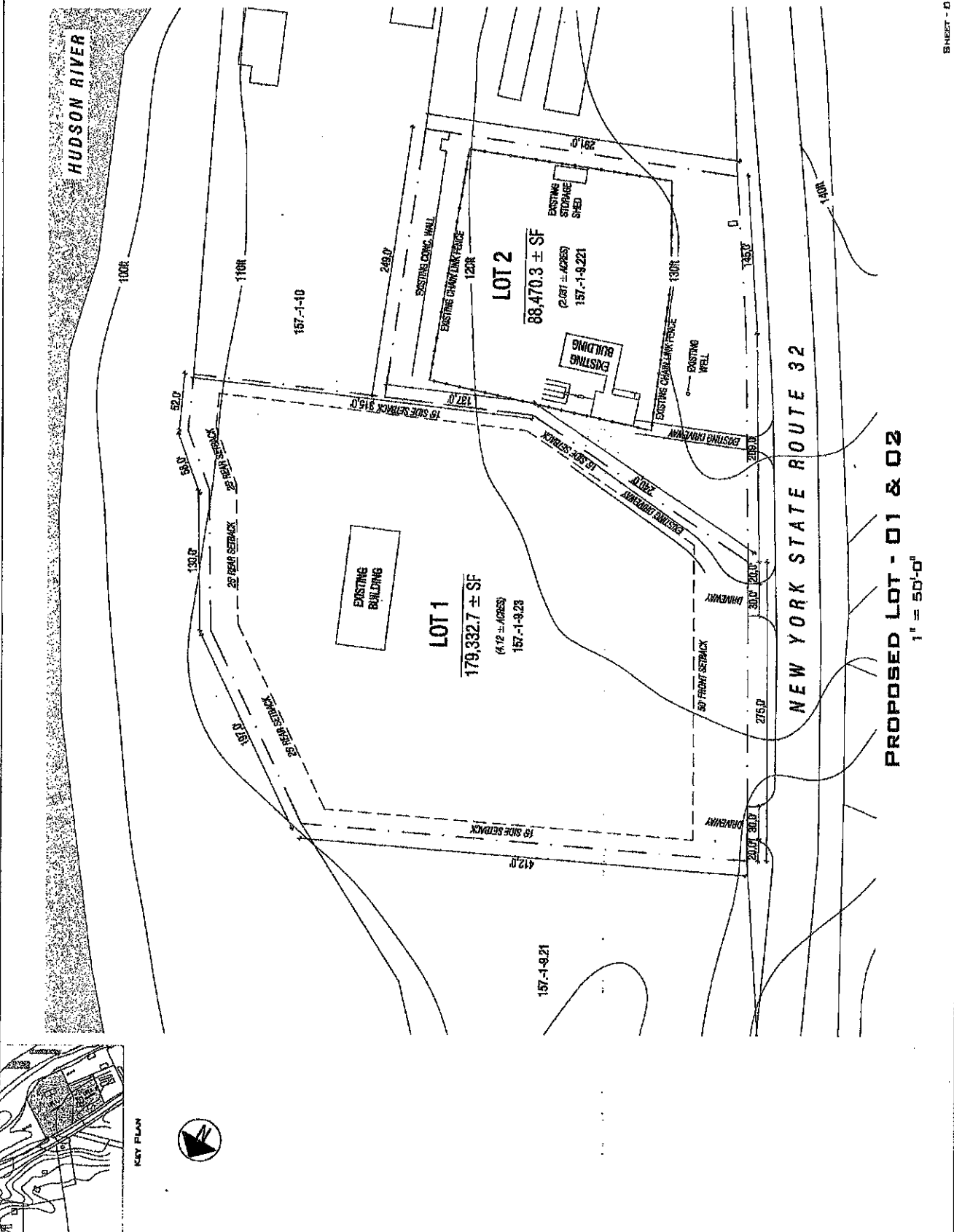
This ordinance shall take effect [TBD] days after approval by the Town Board and posting and publishing in the official newspaper of the town as required by law.

END

Anthony Vaccorilli


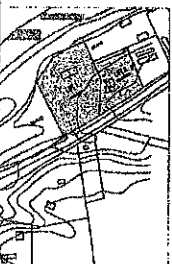
10-3-24

A-1
TRICITY ASSOCIATION LLC
PLANNING CONSULTANTS - TOWN OF NORTH BERGEN, SPAINIA CO. COUNTY, NEW JERSEY, APRIL 1994



PROPOSED LOT - 01 & 02

1" = 50'-0"



KEY PLAN

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Tricity Associates LLC and Tricity Systems LLC			
Name of Action or Project: Liberty Mill Landing			
Project Location (describe, and attach a location map): Route 4N, Town of Northumberland, NY (current owner of this parcel: Tricity Systems LLC)			
Brief Description of Proposed Action: 			
Name of Applicant or Sponsor: Tricity Associates LLC and Tricity Systems LLC		Telephone: 518-221-3952	
		E-Mail: anthony@schaeyerbldrs.com	
Address: P.O. Box 617			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 3. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.151 acres	
b. Total acreage to be physically disturbed?		approx 3.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.151 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

		NO	YES	N/A
3. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

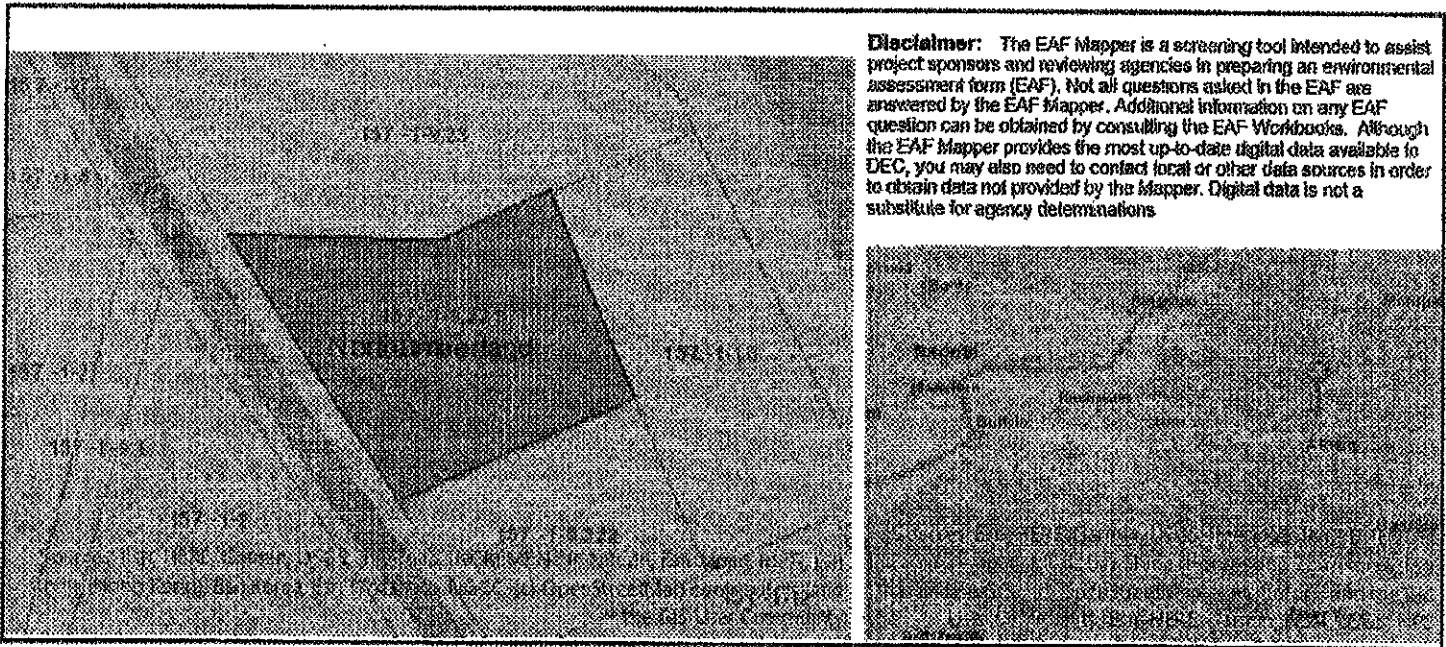
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plain?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Tricity Associates, LLC and Tricity Systems LLC</u> Date: <u>10-13-24</u>		
Signature: <u>By: Anthony Vaccarielli</u> Title: <u>Operating Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes