

Town of Northumberland Planning Board

Monday May 20, 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, _ Charlie Baker, Engineer, P_ Tia Kilburn, Clerk

All Stand for Pledge of Allegiance

NEW BUSINESS

None

OLD BUSINESS

Major Subdivision 13 Lots

Application #: 0010-20

Applicant: Stephen Spencer

Surveyor: Wade Newman, CITE Development

SBL#: 116.-2-21, 116.20-1-98, 129.-1-77

Location: Colebrook Road / Brampton Woods

Acres: 62.77

Zone: R1

MISCELLANEOUS

Next meeting June 24, 2024

April meeting minutes



May 16, 2024

Town of Northumberland
P.O. Box 128
17 Catherine Street
Gansevoort, NY 12831

Attn: Susan Martindale, Planning Board Chair & Planning Board Members

Regarding: Colebrook Road Conservation Subdivision
April 11, 2024, Pre-Application Submission
Colebrook Road, SBL: 129.-1-77

Dear Ms. Martindale & Planning Board Members:

We have completed a review of the Pre-Application documents presented for the Colebrook Road Conservation Subdivision (2024), located on Colebrook Road. The document submission included the following:

- Letter of Transmittal, dated April 11, 2024
- Town of Northumberland Planning Board Application for Subdivision
- Project Narrative, dated March 18, 2024, prepared by CITE Development, Engineering & Landscape Architecture, PLLC
- Concept Conservation Subdivision plan sheets C-2 & C-4, dated March 18, 2024, prepared by CITE Development, Engineering & Landscape Architecture, PLLC
- Traffic Assessment, dated June 21, 2021, prepared by Creighton Manning

The project is subject to Town of Northumberland Subdivision Regulations, Sections VI (Major Subdivision), Section VIII (Cluster Development), Local Law No. 1, Design and Construction Standards and town zoning requirements. The final approval of the conservation subdivision is subject to Town Board review and approval of the future protection/management of the open space resulting from the cluster development and road bond.

The following comments are related to concept review only, and do not provide a detailed review of the site-specific engineering. The detailed engineering review will be completed once the planning board approves the conservation subdivision concept.

During 2021 the planning board reviewed a version of the proposed conservation (cluster) subdivision. At that time, concept plans for both a convention subdivision, as well as a cluster subdivision, were presented to the board. The purpose of the initial submission was to determine the number of lots allowed by the cluster regulation. After a few versions of cluster subdivision layouts were presented, a preliminary concept for a cluster subdivision of nineteen lots was under consideration of the board.

During review of the initial cluster subdivisions, there was significant discussion related to Section II, Design Standards (2.5 Dead End Streets). To comply with this section, several concept conventional and cluster subdivisions were presented. The concepts included a cluster subdivision with a boulevard entrance, and two cul de sacs, and a cluster subdivision with a boulevard entrance, and an internal loop road around wetland 1A. With all previous versions of cluster subdivisions, all lots had access on a proposed town road.

The 2024 version of the Conservation Subdivision has eliminated the boulevard entrance and the internal loop road. The new plan shows seven proposed lots served by a new road terminating with a cul de sac, which appears compliant with the town Section II, Design standards.

The 2024 version shows four lots located along a shared driveway, with 50-foot access easement, and no turn around at the end of a 700+/- foot long driveway. Our experience has shown that these types of arrangements have the potential to provide issues for the town, this is why there are no provisions in the code for these driveways. Maintenance would be the responsibility of the four homeowners. Should there be issues between the individual neighbors sharing these costs, the problems are often presented to the town (request town to take over the maintenance). Should the town be required to take over the future ownership of the access easement due to problems, the road is not built to town standards, and there are no provisions for snowplows to turn around. In the present configuration, the proposed lots do not meet the town's frontage requirements (no access to public right of way) and may require variances from the town zoning board.

The two remaining proposed lots are shown with keyhole lot access to Brampton Lane. From a concept standpoint we do see an issue with these two lots. While this arrangement will most likely not be favored by the residents within Brampton Woods, the potential impacts (increased traffic) from two proposed keyhole driveways would be less than if a town road were to be constructed.

Pending planning board determination of the viability of the proposed Concept Conservation Subdivision, the following project documents will be required:

- Jurisdictional Determination (JD) from the US Army Corps of Engineers (USACOE).
- Detailed plan for ownership and maintenance of cluster open space.
- State Environmental Quality Review, Long Environmental Assessment Form.
- Detailed grading and drainage plans that show the total amount of site disturbance (limit of clearing and grading line) for the entire subdivision.
- Stormwater Drainage Report, compliant with the most current New York State Stormwater Design Manual.
- Stormwater Pollution Prevention Plan (SWPPP), including stormwater Notice of Intent for compliance under NYS Stormwater General Permit.
- Detailed cluster subdivision plans including road profiles presented at a scale of 1" = 50', erosion and sediment control plan, construction details.
- Conservation easements for all lots that border proposed cluster open space.

Ms. Susan Martindale
May 16, 2024

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
Shaping the physical environment

- A detailed estimate of the road construction and associated stormwater management facilities. The road construction estimate will be used to establish the amount of the road construction bond that must be reviewed and approved by the town board, town attorney and town engineer.
- The plans will require New York State Department of Health (NYSDOH) review and approval. Soil borings will need to be witnessed by the NYSDOH and the town engineer.
- Plans are subject to review and approvals from, town highway superintendent, fire department, emergency services, and County Planning Board.

These review comments are not intended to be all inclusive, additional information and project documentation will be required as more detailed project review occurs.

Please feel free to contact me with any questions or comments on the above.

Sincerely,



Charles D. Baker P.E., Partner, Environmental Design Partnership

cc: Willard Peck, Supervisor (via email only)
David Brennan, Esq., Planning Board Attorney (via email only)
Michael Terry, Code Enforcement (via email only)