

**Town of Northumberland**  
**AGENDA**  
**November 7, 2024**  
**8:00 AM**

\* **Public Hearing on the proposed 2025 Town Budget**

**SALUTE THE FLAG**

**THOSE ATTENDING**

Supervisor Willard H. Peck  
Councilman Paul Bolesh  
Councilman John DeLisle  
Councilman George Hodgson  
Councilwoman Patricia Bryant

**PUBLIC PARTICIPATION**

**APPROVAL OF MINUTES**

1. Minutes of the October 10, 2024 Public Hearing on the Comprehensive Plan
2. Minutes of the October 10, 2024 Regular Monthly Meeting

**CORRESPONDENCE**

1. Dog Control for October 2024
2. Letter from NYS DOT regarding Speed Reduction on County Route 32N
3. Email from Tina Gage regarding Veterans Park
4. Letter from Thomas Wood regarding Saratoga County Fire Advisory Board

**NEW BUSINESS**

1. 2025 Town Budget
2. Comments from the Planning Board regarding proposed PUD on Route 4N

**OLD BUSINESS**

1. 2023 Update Northumberland Comprehensive Plan (Draft): Adopt
2. Stonebridge Farm PUD Update

**DESIGNATIONS**

1. Approve Vouchers for payment as presented.

**COMMITTEES**

Insurance  
Municipal Center & Parks  
Recycling  
Environmental  
Youth  
Highway

**DEPARTMENTS**

Town Board  
Town Clerk  
Building/Zoning/Planning  
Highway Supt

**ADJOURNMENT**

**Town of Northumberland**  
**Dog Control Officer**  
**Monthly Report**

Month: October Year: 2024

Complaints answered: 3

Dogs to shelter: 0

Miles traveled: 6

Warnings issued: 2

Summons issued: 0

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ed Cross Sr.  
Ed Cross, Dog Control Officer

Date: 11/1/24

ED CROSS ~ D.C.O

Town Of Northumberland  
Gansevoort, N.Y. 12831

Telephone # Day-(518) 587-0792  
Nights-(518) 793-5485  
Cell # (518)361-0689

**Dog Control Reports**

Date of Call 10/12/24

Time of call- 8:39 A.M.

Phone# 518 796-2403

Incoming calling Party Amonda

Brompton Ln

Reason for call : Complaint about Dogs

off leash on Brompton Lane Trail

Dogs are 2 Blood German Shepherd's

Action taken: Owner's are Troyler & Greg

Resenthal 107 Liberty Lane sent owner

a letter and Copy of Town Leash Law

and Licensing

Comments: Have not heard from them

as of 10/20/24

ED CROSS ~ D.C.O

Town Of Northumberland  
Gansevoort, N.Y. 12831

Telephone # Day-(518) 587-0792  
Nights-(518) 793-5485  
Cell # (518)361-0689

**Dog Control Reports**

Date of Call 10/29/24

Time of call- 11:58 A.M.

Phone# 584 0211 or 796 3080

Incoming calling Party Anthony 52 Sen Luis Rd

Reason for call : Complaint about someone  
in Neighton Wood walking a dog and using  
his Mail Box Post to Piss on

Action taken: Called Anthony on 10/29/24  
at 6:00 P.M. left message for him to call  
me back had not called me back

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ED CROSS ~ D.C.O

Town Of Northumberland  
Gansevoort, N.Y. 12831

Telephone # (518) 793-5485  
Cell # (518) 361-0689

October 15, 2024

Dear Taylor and Greg Rosenthal,

A complaint has been made to the town that you 2 dogs have been running off leash in the Forever Wild Trail, challenging other people while walking there.

Also, the town has no record of dogs being licensed.

Please find enclosed a copy of the town leash law and licensing procedure.

I would like to resolve this problem without court actions.

Please feel free to call me about this problem anytime - 518-793-5485 home, 518-361-0689 cell.

Thank you for your cooperation in this matter.

Sincerely,  
Ed Cross Sr, D.C.O  
Edna Cross Sr

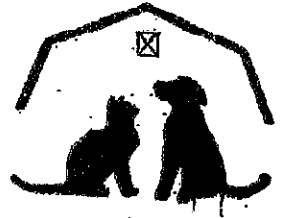


# SARATOGA COUNTY ANIMAL SHELTER

6010 COUNTY FARM ROAD, BALLSTON SPA, NY 12020

www.saratogacountyanimalshelter.com

## BITE CASE REPORT FORM



TEL 518.885.4113

TOWN NORTHUMBERLAND

VICTIM

NAME Dorothy Parent  
 ADDRESS 24 Homestead Rd, Saratoga Springs PHONE# 518-796-3544  
 AGE PARENT/GUARDIAN (IF UNDER 18)  
 LOCATION OF WOUND both arms VICTIM DOB \_\_\_\_\_  
 DID VICTIM GET MEDICAL ATTENTION: NO \_\_\_ YES X WHERE Saratoga EMS - to Alb Med  
 VICTIM SIGNATURE \_\_\_\_\_

BITE INCIDENT

DATE OF BITE 9/28/24  
 WHERE DID THIS HAPPEN Same as address above TIME \_\_\_\_\_  
 WHAT HAPPENED She was trying to put Duke in cage to get puppie out and Duke bit her

ANIMAL

BREED Boxer Mix  
 NAME Duke COLOR Brown SEX M

OWNER OR HARBORER OF ANIMAL

CONFINEMENT IS AT SHELTER  HOME  
 NAME Cody Parent OWNER WILL REDEEM ANIMAL \_\_\_\_\_  
 ADDRESS Same as above DATE VACC 10/7/23 EXP 10/7/24  
 VET \_\_\_\_\_ VET PHONE \_\_\_\_\_  
 ZIP \_\_\_\_\_ PHONE 518-502-3855 DAY PHONE \_\_\_\_\_

The Owner or Harboree of this animal has been advised of the conditions of the 10 day confinement period which will end on 10/9/24 and agrees to abide by the said conditions.

- 1) The animal shall be confined indoors and allowed outside on a leash under supervision.
  - 2) If during the confinement period, the animal should become sick or die for any reason, and vet should also be contacted.
- Failure to confine your animal could result in a mandatory order that the animal be confined at the shelter at your expense. EXT. 83896

ACC/DCO Ethel A Cross Sr DATE Sept 29, 2024  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ARRIVED AT SHELTER ON	RELEASE DATE
1. <u>9/29/24</u> <u>OK</u>	2. <u>9/30/24</u> <u>OK</u>
3. <u>10/1/24</u> <u>OK</u>	4. <u>10/2/24</u> <u>OK</u>
5. <u>10/3/24</u> <u>OK</u>	6. <u>10/4/24</u> <u>OK</u>
7. <u>10/5/24</u> <u>OK</u>	8. <u>10/6/24</u> <u>OK</u>
9. <u>10/7/24</u> <u>OK</u>	10. <u>10/8/24</u> <u>OK</u>

INSPECTION \_\_\_\_\_ LOCATION \_\_\_\_\_  
 FAXED TO PUBLIC HEALTH 583-1202 or 643-7389 ANIMAL# \_\_\_\_\_

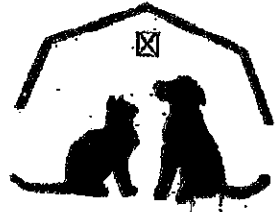


# SARATOGA COUNTY ANIMAL SHELTER

6010 COUNTY FARM ROAD, BALLSTON SPA, NY 12020

www.saratogacountyanimalshelter.com

## BITE CASE REPORT FORM



TEL 518.885.4113

TOWN NORTHUMBERLAND

**VICTIM**

NAME Renee Cilione

ADDRESS 7 Gates Ave, Gansevoort PHONE# 518-304-0200

AGE \_\_\_\_\_ PARENT/GUARDIAN (IF UNDER 18) \_\_\_\_\_

LOCATION OF WOUND V. Thumb VICTIM DOB \_\_\_\_\_

DID VICTIM GET MEDICAL ATTENTION: NO \_\_\_\_\_ YES  WHERE Matla Med.

VICTIM SIGNATURE \_\_\_\_\_

**BITE INCIDENT**

DATE OF BITE 9/21/24

WHERE DID THIS HAPPEN Same as address above TIME \_\_\_\_\_

WHAT HAPPENED Playing ball and both reached down to get ball and Bella's tooth got her on thumb

**ANIMAL**

BREED Lab-Mix (6yr old)

NAME Bella SEX F

COLOR Black

**OWNER OR HARBORER OF ANIMAL**

CONFINEMENT IS AT  SHELTER  HOME

NAME Same as above OWNER WILL REDEEM ANIMAL \_\_\_\_\_

ADDRESS above DATE VACC 4/3/23 EXP 11/2/25

VET Monroe Animal VET PHONE 518-792-6011

ZIP \_\_\_\_\_ PHONE \_\_\_\_\_ DAY PHONE \_\_\_\_\_

The Owner or Harborage of this animal has been advised of the conditions of the 10 day confinement period which will end on 10/21/24 and agrees to abide by the said conditions.

1) The animal shall be confined indoors and allowed outside on a leash under supervision.

2) If during the confinement period, the animal should become sick or die for any reason, Public Health should be contacted immediately at 584-7460. Your animal control officer and vet should also be contacted. EXT. 83596

Failure to confine your animal could result in a mandatory order that the animal be confined at the shelter at your expense.

ACO/DCO Edward A. Cress Sr. DATE 9/27/24

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ARRIVED AT SHELTER ON \_\_\_\_\_ RELEASE DATE \_\_\_\_\_

INSPECTION	1. <u>9/23/24</u> OK	2. <u>9/23/24</u> OK	3. <u>9/24/24</u> OK	4. <u>9/25/24</u> OK
	5. <u>9/26/24</u> OK	6. <u>9/27/24</u> OK	7. <u>9/28/24</u> OK	8. <u>9/29/24</u> OK
	9. <u>9/30/24</u> OK	10. <u>10/1/24</u> OK		

FAKED TO PUBLIC HEALTH 583-1202 or 643-7329 LOCATION \_\_\_\_\_

ANIMAL# \_\_\_\_\_





**Department of  
Transportation**

**KATHY HOCHUL**  
Governor

**MARIE THERESE DOMINGUEZ**  
Commissioner

**MICHAEL G. ARTHUR, P.E.**  
Regional Director

October 11, 2024

Case #1240157

Denise Murphy  
Town Clerk  
Town of Northumberland  
P.O. Box 128  
Gansevoort, NY 12831

**RE: SPEED REDUCTION RESOLUTION  
COUNTY ROUTE 32  
TOWN OF NORTHUMBERLAND  
SARATOGA COUNTY**

Dear Ms. Murphy,

This is in response to Resolution #26 passed on February 8, 2024 by the Town Board of Northumberland. The Resolution requested a lower established speed limit on County Route 32 between the Wilton Town Line and Thomas Road in the Town of Northumberland.

As the Town is aware, the speed limit on County Route 32 is governed by the statewide 55 MPH limit until a point roughly 0.25 miles west of Thomas Road. The speed limit is reduced to 40 MPH from this point through the Hamlet of Gansevoort. Per the Town's request, we conducted a field investigation in which speed data measurements were collected for vehicles travelling in both directions on this section of County Route 32. The 85<sup>th</sup> percentile speed was measured to be 56 MPH, with the 10-mile pace for vehicles between 47 to 56 MPH. Nineteen percent of vehicles were shown exceeding the posted 55 MPH speed limit.

Additionally, we analyzed reported crash data through a 5-year period from April 1<sup>st</sup>, 2019, to March 31<sup>st</sup>, 2024, within the 55 MPH zone of County Route 32. There were eight total crashes during this period, with three a result of drivers disregarding the stop sign on Fortsville Road, two due to debris within the roadway, and one due to a collision with a deer in the roadway.

Based on these circumstances, a reduction in the speed limit is not warranted at this time.

Thank you for your interest in traffic safety. If you have any questions regarding this matter, please contact Kelley Kircher of this office at (518) 457-5283.

Sincerely,

A handwritten signature in black ink, appearing to read "M W Fenley".

Michael W. Fenley, PE  
Regional Traffic Engineer

cc: C. Cooke, Saratoga County Commissioner of Public Works  
P. Korowajczyk, Saratoga County Residency

Dear Members of the Town Board, I hope this letter finds you well. I am writing to propose a community initiative for the upcoming Christmas season that I believe will bring joy and beauty to our town while honoring our loved ones and supporting meaningful causes. I would like to request permission to use the Veterans Memorial Park to host a "Memorial Christmas Trees" event from December 1st to January 1st. This event will allow residents to purchase a spot for a artificial 6 ft Christmas tree in memory of a loved one or in tribute to an organization that has touched their lives, such as veterans, breast cancer awareness, suicide prevention, and more. Each tree will be only be 6 ft tall (purchased by decorator) tastefully decorated by the participants and inspected to ensure they meet the town's standards. The town will provide the necessary electricity for the lights, and the fee collected for each tree will be used to cover these costs. This initiative not only aims to beautify our town during the festive season but also fosters a sense of community and remembrance. Several neighboring towns, including Schuylerville, Stillwater, and Glens Falls, have successfully implemented similar events, and I believe it would be a wonderful addition to our town's holiday traditions. Thank you for considering this proposal. I am confident that this event will be a positive and uplifting experience for all involved. I appreciate your support and look forward to your favorable response. Warm regards, Tina Gage (previously Tina Clark) 20 Duncan Rd Gansevoort 5185268860 Navymom12831@gmail.com Resident of Gansevoort 30 year

To: Northumberland Town Board

From: Tom Wood

Date: 10/18/2024

Re: Letter of intent

I am requesting to be reappointed to the Saratoga County Fire Advisory Board

Thank You,

*Tom Wood*

Tom Wood

## **Building/Zoning Administrator**

---

**From:** Holly Rippon-Butler <holly.ripponbutler@gmail.com>  
**Sent:** Wednesday, October 30, 2024 8:55 AM  
**To:** Building/Zoning Administrator; mmartindale@nycap.rr.com  
**Subject:** Comments on PUD application (#0009-24)

Hi Tia (and Sue),

Thanks so much for passing along the meeting minutes from Schuylerville and Victory. Here is a summary of my thoughts on the project we discussed Monday to share with the Town board:

### **Overall**

I am in favor of having some higher-density housing in this location with some considerations. I think the lot has sat relatively vacant for a long time and it would be a good use of the space to have housing within walking/bike riding distance to town and close to the Hudson Crossing park. I do have a number of questions and issues I would be paying attention to from the perspective of planning board review if the Town board were to approve this PUD and the project were to move forward.

### **Pros**

- We have gotten a steady request for housing in the town and will likely continue to receive these projects as a board. I am in support of encouraging this kind of high-density development in our town in locations that support it, such as this, while placing increased emphasis on protecting our farmland from development.
- This project would likely increase the number of customers for Schuylerville businesses, which would be a benefit.
- I appreciate that the housing offered would be designed to be affordable. It is very hard to find rental housing in this area, and some of the affordable rental housing that exists is in very poor condition. Having additional options, if properly maintained and kept in good condition, would be a benefit.
- I appreciate that this project includes a planned green area.

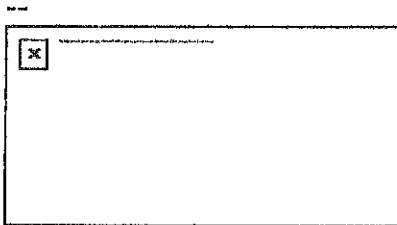
### **Questions**

- Is this a brownfield site? Will redevelopment be financially feasible or require costly environmental clean up?
- Mr. Vaccarieli mentioned he does not have experience with a project of this scope previously, which makes me wonder how we will be able to determine that he has adequate resources and expertise to see this project through.
- What is the minimum number of units to make this project viable?
- I am curious to learn more about the land banking potential that the applicant mentioned.

### **Concerns**

- Pedestrian traffic on Route 4 - especially if kids were walking to school from this location. I would want to see a plan for how pedestrians would walk from this development into town, including an extension of the sidewalk and/or a bike path to this location. I am particularly concerned with the slight hill that curves to the right as you come up into the village and how there is very little shoulder to walk in there.
- Car traffic - I would want to see a traffic study indicating the impact that this would have on the area.
- Sewer/septic - I am concerned that this project is right next to the canal and Hudson river, and I would want to see an extensive plan for sewer and septic management, preferably connecting to the town systems if they have capacity.
- Connection with local businesses - I would want to see that the applicant is coordinating with local small business owners in developing this project. There is a group that meets monthly, I believe, and would likely have input on what they would like to see or not see in a project of this type.
- Although the former factory building and the lot in general are a bit of an eyesore, the factory has an historic character that adds interest to the area; I would want to see efforts made to keep that structure in place.
- I am a little concerned about the incongruity with the comprehensive plan mentioning 25 acres as the minimum for a residential PUD, although I think an exception could be made here if the overall density of the number of units was kept in check.
- I don't have specific thoughts on the number of units that makes sense, but 200 does feel like too many based in part on Dave Brennan's comments about densities that he has seen in other areas.

Best,  
Holly



## **Mark Martindale**

---

**From:** Mark Martindale <mmartindale@nycap.rr.com>  
**To:** 'Building Department'  
**Subject:** RE: Comments on PUD application (#0009-24)-Sue's comments

Hi Tia,

Holly has laid out a good outline of the pro's and concerns for this project. I have added my comments in RED.

Have a great day,  
Sue

---

**From:** Holly Rippon-Butler [mailto:holly.ripponbutler@gmail.com]  
**Sent:** Wednesday, October 30, 2024 8:55 AM  
**To:** Building Department; Mark Martindale  
**Subject:** Comments on PUD application (#0009-24)

Hi Tia (and Sue),

Thanks so much for passing along the meeting minutes from Schuylerville and Victory. I have reviewed the Schuylerville meeting minutes as well. It appears to be an uphill battle to get this proposal through. Here is a summary of my thoughts on the project we discussed Monday to share with the Town board:

### **Overall**

I am in favor of having some higher-density housing in this location with some considerations. I think the lot has sat relatively vacant for a long time and it would be a good use of the space to have housing within walking/bike riding distance to town and close to the Hudson Crossing park. I do have a number of questions and issues I would be paying attention to from the perspective of planning board review if the Town board were to approve this PUD and the project were to move forward. I am also in favor of this project, however I am concerned of the density and what it would look like on the property. Not in favor of 4 story buildings.

### **Pros**

- We have gotten a steady request for housing in the town and will likely continue to receive these projects as a board. I am in support of encouraging this kind of high-density development in our town in locations that support it, such as this, while placing increased emphasis on protecting our farmland from development. Agreed, however I feel this will be a very crowded space.
- This project would likely increase the number of customers for Schuylerville businesses, which would be a benefit.
- I appreciate that the housing offered would be designed to be affordable. It is very hard to find rental housing in this area, and some of the affordable rental housing that exists is in very poor condition. Having additional options, if properly maintained and kept in good condition, would be a benefit. There was no discussion of the type of housing this will be and affordable does not mean lower cost.. If the requirement of a sewer processing plant and infrastructure of a water system is needed, those cost would need to be included in the rents.
- I appreciate that this project includes a planned green area. Green space is necessary, and play space for the children of the tenants is needed. It is unknown for the percentage of green space will be developed.

### **Questions**

- Is this a brownfield site? Will redevelopment be financially feasible or require costly environmental clean up? What are the possible impacts on the canal system. What would be the time frame from start to finished. There was discussion it may go in phases, not an ideal situation. s
- Mr. Vaccarieli mentioned he does not have experience with a project of this scope previously, which makes me wonder how we will be able to determine that he has adequate resources and expertise to see this project through. Would need a better understanding of the maintenance of the sewer and water system if they are on site.
- What is the minimum number of units to make this project viable?
- I am curious to learn more about the land banking potential that the applicant mentioned. Is this a process the town is interested in doing?

## Concerns

- Pedestrian traffic on Route 4 - especially if kids were walking to school from this location. I would want to see a plan for how pedestrians would walk from this development into town, including an extension of the sidewalk and/or a bike path to this location. I am particularly concerned with the slight hill that curves to the right as you come up into the village and how there is very little shoulder to walk in there.
- Car traffic - I would want to see a traffic study indicating the impact that this would have on the area. It was mentioned there would be 2 curb cuts, with the concerns Holly notes a single curb cut onto route 4 would be recommended.
- Sewer/septic - I am concerned that this project is right next to the canal and Hudson river, and I would want to see an extensive plan for sewer and septic management, preferably connecting to the town systems if they have capacity. I too would prefer the sewer and septic be connected to the towns systems. If onsite systems are approved and the system fails, the welfare of the renters would be compromised.
- Connection with local businesses - I would want to see that the applicant is coordinating with local small business owners in developing this project. There is a group that meets monthly, I believe, and would likely have input on what they would like to see or not see in a project of this type.
- Although the former factory building and the lot in general are a bit of an eyesore, the factory has an historic character that adds interest to the area; I would want to see efforts made to keep that structure in place.
- I am a little concerned about the incongruity with the comprehensive plan mentioning 25 acres as the minimum for a residential PUD, although I think an exception could be made here if the overall density of the number of units was kept in check.
- I don't have specific thoughts on the number of units that makes sense, but 200 does feel like too many based in part on Dave Brennan's comments about densities that he has seen in other areas. I too have no specific number of units in mind, however the space for parking, green and recreational space is a high priority.

Best,  
Holly