

Town of Northumberland Zoning Board of Appeals
Wednesday,
April 5, 2017 7:00 pm
Corrected by the Zoning Board
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Zoning Board Members Present: Aimee Gates, Gary Applegate, Bruce Bemis, Carl Harrison,
John Amidon and Mark Boyce, Chairperson

Zoning Members Absent: Paul Becker and Jeremy DeLisle, Vice Chairperson

Planning Board Members Present: Susan Martindale and James Heber, Vice Chairperson

Town Employees Present: Richard Colozza, Code Enforcement Officer & Tia Kilburn, Zoning Board
Clerk

Mark Boyce, Chairperson, called the Joint Public Hearing to order at 7:07 PM

All in attendance stood and recited the Pledge of Allegiance.

Application #0002-17, Area Variance - Dale Beckner

Matthew VanDoren, PLS introduced himself to the Board and stated the applicant was out of Town and he would be presenting the application. He explained the proposal as follows; to separate 1/2 or .6 acres from a larger lot. He stated the idea was to separate the existing business from the residence. There are 3 parcels located in the commercial residential zone and they are seeking a variance because it would be a weird cut to keep 1 full acre with the house. He stated they wish to reduce 3 lots down to 2 lots, the smaller of which would be more useable as a residential lot, this plan was to maintain the driveway for the greenhouse business. He indicated the addition of all surrounding land owners and adjoining wells as requested by the Planning Board due to the tight lots. He stated the concern was if there would be enough space for a replacement septic if the need arises in the future. Mr. VanDoren continued one parcel will contain the existing greenhouse business at 4.09 acres and the second parcel will be .59 acre and contain the existing single family residence.

Mr. Bemis stated the map indicates the house as a one story and it should be a one and a half story, there is a full window upstairs. Mr. Heber stated there is a walk in basement, Mr. VanDoren agreed, and said it would be worth revising before the final maps are printed. Mr. Heber asked if the septic and well were going to be upgraded, Mr. VanDoren responded not that he was aware of at this time. Discussion ensued on the existing well and septic. Mr. VanDoren then added if at some point in the future there is a need to replace or expand the system there is room, Mr. Heber agreed. Mr. Boyce asked if there were anything the Planning Board wanted to add, Mr. Heber stated no it appears everything they asked for is on the site maps. Mr. Boyce asked how large the current house lot was, Mr. VanDoren responded 2.09 acres. Mr. Boyce then asked all the notifications were sent out and if there were any questions or comments received back, the Clerk responded yes they were all sent and nothing has been received back except Saratoga County Planning's response as No significant county wide impact. Mr. Boyce then asked if any Zoning or Planning members had any questions or comments, none were noted.

Mr. Applegate made a motion to close the public hearing for application 0002-17,
Mr. Harrison 2nd the motion,
All in attendance unanimously agreed.

Mr. Boyce opened the regular monthly meeting; He then stated the Board had received a letter from the Planning Board requesting they be appointed lead for the SEQRA, State Environmental Quality Review Form, Mr. Heber responded they can disregard the letter and the Zoning Board can assume lead in the interest of a timely review process. He then added everything has been taken care of on the map. Mr. Boyce asked if there

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was an authorization letter in the file from the applicant for Mr. VanDoren to represent the application, the Clerk responded yes, for both the Planning and this Zoning application.

Mr. Boyce reviewed and completed the SEQRA, State Environmental Quality Review Form, he stated on part 1, subsection B, under Government Approvals, Funding, or Sponsorship. (g. State Agencies) it is marked "yes" and identified NYSDEC as requiring an approval and section D, Subsection 1 - A. also needed to be answered. Mr. VanDoren reviewed and stated it was in error, he then corrected it and initialed the change.

Mr. Boyce made a motion to declare a negative declaration for application 0002-17 as revised,
Ms. Gates 2nd the motion,
All in attendance unanimously agreed.

Ms. Gates made a motion to approve application 0002-17, .41 acre area variance,
Mr. Amidon 2nd the motion,

Mr. Boyce asked for a roll call vote;

Bruce Bemis	aye	John Amidon	aye
Carl Harrison	aye	Mark Boyce, Chairman	aye
Aimee Gates	aye		
Gary Applegate	aye		

Miscellaneous Business

Mr. Boyce asked if there were any other business for the Board, none was noted.

Mr. Boyce made a motion to adjourn the monthly meeting at 7:50 pm,
Ms. Gates 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS

May 3rd, 2017 at 7 pm, as needed

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk