

Town of Northumberland Zoning Board of Appeals

Wednesday,

May 1, 2019 7:00 pm

Accepted by the Zoning Board

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**Zoning Board Members Present:** Gary Applegate, Sarah Mojzer, Paul Becker, John Amidon, Carl Harrison, Vice Chair.

**Zoning Members Absent:** Bruce Bemis, Aimee Smith and Mark Boyce, Chair

**Town Employees Present:** Richard Colozza, Code Enforcement and Tia Kilburn, Zoning Board Clerk

Carl Harrison, Vice Chair, called the monthly meeting to order at 7:04 PM

All in attendance stood and recited the Pledge of Allegiance.

Roll call attendance by the Clerk, quorum established

New Business

Vice Chair Harrison introduced application #0003-19, side yard area variance for Stewart and Amanda Phillips, 35 Leonard Street.

Mr. Phillips addressed the Board and explained he would like to build a 2-car garage with a bathroom and mud / laundry room. He explained the laundry room is in the basement of the house now and it would be much more convenient to have it on the first floor in addition to a second bathroom. He stated when they purchased the home it was to be temporary however, they love it and the location and would like to make it their permanent home. He added he is seeking a 5' side yard variance.

Vice Chair Harrison stated it appears the driveway extends up to the property line, Ms. Mojzer asked if the line on the photo represents the property line, Mr. Phillips said almost and he will have to extend it up to the garage and he drew the line on the photo but he is getting the actual dimensions from a survey.

Vice Chair Harrison asked if there were any questions or comments from the Board, Mr. Becker asked if he had spoken to his neighbor about it, Mr. Phillips responded his neighbor doesn't speak to him. Mr. Becker then asked if the neighbors would be notified, Vice Chair Harrison stated yes when they schedule a public hearing, he then asked the Board if they have any concerns, Ms. Mojzer stated they should confirm where the exact property lines were. Mr. Phillips stated he had submitted photos of other properties in the neighborhood with structures near of on the property lines.

Discussion ensued on the property lines; it was determined Mr. Phillips would obtain a previous survey from the previous owner.

Vice Chair Harrison stated the Board can waive Saratoga County Planning Review due to the Boards agreement with them and waive the SEQRA form due to being a Type II action. The Board agreed.

Vice Chair Harrison then asked if there were any other discussion or a motion.

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Mr. Becker made a motion to accept the application #0003-19, for Stewart and Amanda Phillips as complete as submitted.

Ms. Mojzer 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

Ms. Mojzer made a motion to schedule a public hearing for application #0003-19, Stewart and Amanda Phillips for the next monthly meeting on June 5<sup>th</sup>, 2019 at 7:00 pm, and further motion to waive Saratoga County Planning review based on the Zoning referral waiver agreement dated January 15, 1998 and also waive the SEQRA, State Environmental Quality Review Form based on Type II action, requiring no SEQRA review, Mr. Applegate 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

Vice Chair Harrison asked if there were any additional business for the Board,

Ms. Mojzer made a motion to approve the April meeting minutes as submitted,

Mr. Becker 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

Mr. Applegate made a motion to adjourn the monthly meeting at 7:20 pm,

Ms. Mojzer 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

**FUTURE MEETINGS**

June 5, 2019 Public Hearing followed by monthly meeting.

Respectfully submitted,

Tia Kilburn, Zoning Board Clerk