

Town of Northumberland Zoning Board of Appeals

Wednesday

June 7, 2023 7:00 pm

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Zoning Board Members Present: Sarah Mojzer, Maureen Leerkes, Paul Becker, Christopher McMahon, Anne Haag, Vice Chair Carl Harrison, Chair Mark Boyce.

Zoning Board Members Absent: None

Town Employees Present: Dave Brennan, Esq., and Tia Kilburn, Zoning Board Clerk

Quorum established.

Chair Mark Boyce called the meeting to order at 7:00 PM, all in attendance stood and recited the Pledge of Allegiance.

Chair Boyce announced application 0006-23, 4' Area Variances for Ronald & Kimberly Daly, 14 Stafford Way to construct a garage. He invited the applicants to explain the proposal.

Mr. Daly introduced himself and Ms. Duskas Daly, he explained Ms. Daly resided in the house prior to him being there, he stated he came in after the construction started, he said they have been there for approximately 15 years and it has been fine they have had enough room, there is a single car garage underneath the house. He has added a sidewalk back to a shed where he has his lawn care equipment. He explained since his father has passed away and he has more belongings, tools and antique products he would like to keep but has no place for. He added he also has a truck that will not fit in the existing garage, they need the added space. He stated they came here to ask for a 4' variance, he has tried to think of how to make it work but there is no way to make it aesthetically appealing to his neighbors. He said his hope was to place the garage parallel to a shed, he added there is a storage tent, he referred to photos that were emailed to the building dept. The Board reviewed the photos. He said he is proposing to have the garage even with the face of the shed facing the road, with approximately a 4' space between the two of them, which sends the 14' garage over the setback area. He is looking for a 9' variance, so they do not have to take up the designed concrete or move the shed. He looked into moving the shed but then there is the concrete walkway problem, it is stamped design concrete and he has a lot of money in it. He explained to move the shed he would have to remove a hill that is there and there are tree trunks in that hill that are the size of a truck engine, huge and financially it is not feasible to move it and he would not want to leave a sharp edge next to the shed so it would have to be even further down than that.

Chair Boyce asked if this is for a 4' or 9' variance, Mr. Daly said he believes it is 9', it was going to be 4' but he was 5' incorrect on it because he is zoned R-3 versus the zoning he thought it was, it was 20' setback, he now believes it is a 25' setback. The Clerk interjected it should be a 20' setback, she believed R-1, it would be a 4' variance because they are 16' off the property line. The applicants agreed. The Clerk said she believes it was rezoned when the subdivision was approved but it does not show on the zoning map. They are working on an updated zoning map. Chair Boyce reiterated it is a 4' variance.

Chair Boyce asked if there were any other questions or comments, none were noted. He asked if there were a motion to accept the application as submitted?

Vice Chair Harrison made a motion to accept the application as submitted.

Ms. Mojzer 2nd the motion.

All in attendance unanimously agreed.

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Chair Boyce stated they would schedule a public hearing for the next meeting, July 5th. The Clerk asked if the members were available for a July 5th meeting being a holiday week. All members were available. Chair Boyce stated they will schedule it for July 5th. The Clerk explained in the packet in front of the Board there is an agreement with Saratoga County Planning Board to waive certain area variances for residential use dated 1998. She asked if they wanted to make a motion to waive the submission requirement to Saratoga County for review since this application complies with the criteria. Discussion ensued. Ms. Mojzer asked if they were to review something and felt they wanted Saratoga County to comment could they still send it? The Clerk replied yes, it is this Boards option.

Ms. Leerkes made a motion to waive submission of the application to Saratoga County Planning Board, Mr. Becker 2nd the motion.
All in attendance unanimously agreed.

Next on the agenda is Chairperson recommendations to the Town Board, Chair Boyce asked if there were any nominations.

Vice Chair Harrison made a motion to recommend Mark Boyce remain Chair, Ms. Leerkes 2nd the motion,
All in attendance unanimously agreed.

Ms. Leerkes made a motion to recommend Carl Harrison remain Vice Chair, Mr. Becker 2nd the motion,
All in attendance unanimously agreed.

Chair Boyce announced they have two new alternates; Christopher McMahon and Anne Haag. The Board welcomed them. John Amidon resigned.

Chair Boyce asked if there was any additional business for the Board, none was noted.

Ms. Mojzer made a motion to adjourn the meeting at 7:12 PM, Ms. Leerkes 2nd the motion,
All in attendance unanimously agreed.

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk