

Town of Northumberland Zoning Board of Appeals

Wednesday,

July 19, 2023 7:00 pm

Accepted by Zoning Board

Page 1 of 2

Zoning Board Members Present: Sarah Mojzer, Maureen Leerkes, Christopher Mc Mahon, Paul Becker, Anne Haag and Vice Chairman Carl Harrison

Zoning Board Members Absent: Chairman Mark Boyce

Town Employees Present: Michael Terry, Code Enforcement and Tia Kilburn, Zoning Board Clerk

Quorum Established

Vice Chairman Harrison called the meeting to order at 7:01 PM
All in attendance stood and recited the Pledge of Allegiance.

Vice Chair Harrison announced application #: 0007-23, Michael Tamer at 21 Stevens Ct for an 8' side yard area variance to construct an attached single car garage. He asked the applicant to explain his proposal.

Mr. Tamer introduced himself and explained his proposal was to remove the existing metal structure and construct a single car garage next to the attached garage and it will actually be further from the property line than the current metal structure.

Vice Chair Harrison asked about the metal structure, Mr. Tamer replied it is a metal carport there now. Ms. Leerkes reiterated that the new garage would be closer to the house than the metal carport is now, Mr. Tamer replied yes.

Ms. Haag asked if there was a cement pad under the current carport, Mr. Tamer stated right now there is asphalt, Ms. Haag asked when that was put there, Mr. Tamer said he was unsure he has only been there 3 years and it was there prior to that.

Ms. Mojzer asked the width of the garage he wants to build, Mr. Tamer replied it will be 14' wide and 23' long, the same depth as the current garage.

Ms. Haag said out of curiosity did they mortgage the property, because if that was there before how did they do that and obtain a Certificate of Occupancy if it doesn't comply with zoning? Mr. Terry said it probably just slipped through past the mortgage company, he said he was not here at that time but something like this is a kit like the popup sheds you can get and just throw them up. Vice Chair Harrison added it is not a permanent structure. Mr. Terry agreed and said it would not have been an infraction. Mr. Tamer said everything was there before they moved in.

Vice Chair Harrison said Mr. Terry provided a letter of support for the variance, Mr. Terry said yes, he went out and took pictures, the property line runs through the trees and like Mr. Tamer said it will be less encroachment with the permanent structure on it and it will look better.

Vice Chair Harrison asked if there were any more questions, none were noted. He said this will need a public hearing; he asked the Clerk if they would have time to schedule it for the next regular meeting. The Clerk replied yes.

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Page 2 of 2

Ms. Mojzer made a motion to schedule a public hearing for the next meeting,
Ms. Leerkes 2nd the motion,
All in attendance unanimously agreed.

Vice Chair Harrison asked if it needed to go to Saratoga County Planning for review, the Clerk suggested they could waive the referral.

Ms. Mojzer made a motion to waive Saratoga County Planning referral for this application,
Mr. Becker 2nd the motion,
All in attendance unanimously agreed.

Mr. Tamer stated they may not be able to be at the next meeting and he asked if they could have somebody stand in for them. Mr. Terry replied yes. Ms. Leerkes added they should have a letter stating they have permission. Vice Chair Harrison said he did not see any problem with that and he said the next meeting will be August 2nd.

June and July meeting minutes were tabled.

Vice Chair Harrison asked if there was any additional business for the Board, none was noted, he asked if there was a motion to close the monthly meeting.

Ms. Haag made a motion to adjourn the monthly meeting at 7:07 PM.
Ms. Mojzer 2nd the motion,
All in attendance unanimously agreed.

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk