

Town of Northumberland Zoning Board of Appeals

Minutes

Wednesday,

April 7, 2010 7:00 pm

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Subject to Zoning Board Approval

Present: Clinton Barber, Julie Trollip, Rebecca Hodgson, Carl Harrison and Mark Boyce,
Chairperson

Absent: Hugo Leone, Bruce Bemis and Gordon Strong

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

Mr. Boyce Chairperson, called the Public Hearing to order at 7:00 PM.
All in attendance stood and recited the Pledge of Allegiance.

JOINT PUBLIC HEARING WITH PLANNING BOARD

Planning Board Members Present: Susan Martindale and Carolyn Lofgren

Application #: 0001-10 – Use Variance / Planning Board - Site Plan Review

Applicant: Pember Dupras

Owner: Phyllis Thomas

Zoning: Agricultural

SBL: 156.00-1-11 & 156.00-1-12 A&B

Mr. Boyce announced the application and asked the Clerk to read the advertisement that was published. The Clerk read the advertisement out loud and Mr. Boyce asked Mr. Dupras to explain his application / request. Mr. Dupras stated it was just as it was printed in the advertisement, currently being used for storage for the “Rain or Shine Tent Company”, and there will be no other changes besides the change in ownership from Mrs. Thomas to Mr. Dupras. Mr. Boyce asked if there were any questions or comments from the public. None were noted. Mr. Barber asked if the Planning Board had any questions or if they had any concerns. Ms. Martindale stated there was no impact on the community; the use will be the same as the current use. Ms. Lofgren said it is the same business and agreed there is no change in use. Mr. Boyce asked if any correspondence was received for this application, none was noted. He then asked for the State Environmental Quality Review Form, SEQRA. The clerk gave him the “short” form filled out. Ms. Trollip asked if the house was going to be used for employees as previously discussed and if the trailer would be removed. Mr. Dupras said the house will be rented and the trailer will be removed within a reasonable period of time, currently there are tenants in there. Ms. Hodgson asked if there was any specific timeline the trailer would be removed. Mr. Dupras said they still have to go through the closing and the transfer of the land and then they will move the trailer when he gains ownership. Mr. Boyce asked one more time if there were any additional questions or comments. None were noted.

Mr. Barber made a motion to close the public hearing,

Ms. Hodgson 2nd the motion,

All in attendance unanimously agreed.

Mr. Boyce Chairperson, called the Monthly Meeting to order at 7:15 PM.

All in attendance stood and recited the Pledge of Allegiance.

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OLD BUSINESS

Application #: 0001-10 – Use Variance

Applicant: Pember Dupras

Owner: Phyllis Thomas

Zoning: Agricultural

SBL: 156.00-1-11 & 156.00-1-12 A&B

Mr. Boyce reviewed the SEQRA form, reading the questions aloud and answering in agreement with the Board members, all answers were “no” and therefore, it was decided the proposed action will not result in any significant adverse environmental impacts.

Mr. Barber made a motion to accept the SEQRA as declared, Negative Declaration with no significant impact.

Ms. Hodgson 2nd the motion,

All in attendance unanimously agreed.

Mr. Boyce asked the Board(s) if there were any additional questions or comments for this application.

Mr. Barber stated it won't change the character of neighborhood, then asked Ms. Martindale and Ms. Lofgren if the Planning Board wanted to request any stipulations for this application. Ms. Lofgren stated they wanted the trailer removed. Discussion ensued on the length of time to be granted for the trailer to be removed. Discussion ensued on what would happen if the trailer was not removed and what would void the variance.

Mr. Harrison made a motion to approve the use variance application number 0001-10 as proposed by Mr. Dupras, and further moved to approve this application based on the following reasons/conditions the Zoning Board of Appeals has deemed necessary; the rental trailer is vacated and removed by January 1st, 2011.

Mr. Barber 2nd the motion, Mr. Boyce asked for a roll call vote;

Roll Call

Rebecca Hodgson yes

Carl Harrison yes

Julie Trollip yes

Clinton Barber yes

Chairperson, Mark Boyce yes

Unanimous, motion passed, variance approved.

Action

Public Hearing to be scheduled April 7, 2010 at 7 PM. Clerk will give Mr. Dupras a short form State Environmental Quality Review Form to complete. Clerk will submit to Saratoga County Planning.

NEW BUSINESS

None

Miscellaneous

Ms. Hodgson made a motion to accept the March minutes as corrected.

Ms. Trollip 2nd the motion,

All in attendance unanimously agreed

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Mr. Boyce asked if there was any other business for the Board.
None was noted.

Ms. Hodgson made a motion to adjourn the monthly meeting at 7:33 PM
Mr. Boyce 2nd the motion,
All in attendance unanimously agreed

FUTURE MEETINGS

May 5th, 2010

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk