

Town of Northumberland Planning Board

Minutes

Monday, May 12, 2008 7:15 pm

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Subject to Planning Board Approval

Present: Wayne Durr - Chairperson, James Heber, Jeff King, CJ Lofgren,

Absent: Brit Basinger - Vice Chairperson, Susan Martindale, Kevin Pumiglia and Bernadette Marry

Town Employees Present: Richard Colozza, Code Enforcement Officer and Tia Kilburn, Planning Board Clerk

Chairperson, Mr. Durr opened the Public Hearing at 7:15 PM

All in attendance stood and recited the pledge of allegiance.

PUBLIC HEARING

Site Plan Review - Special Use Permit

Application #0012-07

Applicant: Larry Neville

Location: 18 Leonard Street (Previously Reed's Store)

SBL#: 103.8-1-16.2

Zoning: Hamlet

Realtor: Ray Henderson, Kelleher Realty

Seller's Realtor: Bob Sears

The applicant was not present or represented. No comments were noted

Site Plan Review / Special Use Permit

Application #: 0003-08

Applicant: Skip Harsha

Location: 16 Leonard Street

SBL#: 103.08-1-16

Zoning: Hamlet

Surveyor:

Mr. Heber asked Mr. Harsha to explained his plan to the public. Mr. Harsha explained he wanted to open a kitchen / bath design shop. The Clerk gave the Board copies of his plan / application. Mr. Harsha stated it would only be a showroom by appointment only. Mr. Durr asked if there were any comments or concerns from the public, none were noted.

Minor Subdivision (2 lot) - site plan review

Application #0009-07

Applicant: John & Donita Martindale

Location: 658 West River Rd

Acres: 32 1/4

SBL#: 118-1-9.11

Zoning: AG

Status: New Application

Realtor: Michelle Mincher

Mr. Story displayed a map and gave final copies to the Board for review, he explained M/M Martindale would like a 2 lot subdivision affecting 31 acres, one lot would be 16 acres on the river and the other would be 15 acres M/M Martindale would retain. Mr. Durr asked if there were any questions or comments. None were noted.

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Mr. Durr explained the public hearings would be left open until 7:30 PM, then the regular monthly meeting would begin.

REGULAR MONTHLY MEETING

Mr. Durr called the room to order at 7:30 PM.

OLD BUSINESS

Site Plan Review - Special Use Permit

Application #0012-07

Applicant: Larry Neville

Location: 18 Leonard Street (Previously Reed's Store)

SBL#: 103.8-1-16.2

Zoning: Hamlet

Realtor: Ray Henderson, Kelleher Realty

Seller's Realtor: Bob Sears

Not Present, no representation. Mr. Heber made a motion to close the public hearing, Ms. Lofgren 2nd, All in attendance unanimously agreed, motion passed.

Mr. Heber made a motion to deny this application #0012-07, Mr. Neville Neville due to lack of required information, Ms. Lofgren 2nd the motion, All in attendance unanimously agreed, motion passed.

ACTION TAKEN

Public Hearing Closed, Application denied.

Site Plan Review / Special Use Permit

Application #: 0003-08

Applicant: Skip Harsha

Location: 16 Leonard Street

SBL#: 103.08-1-16

Zoning: Hamlet

Surveyor:

The Board reviewed the landscaping and lighting design. Discussion ensued and Mr. Harsha explained his design. Mr. Durr asked what the status of the Zoning Variance was, and if a decision was made concerning the neighboring building being on Mr. Harsha's property. Mr. Colozza stated the Zoning Board of Appeals granted the area variance. Mr. Durr asked what needed to be done to complete this application. Mr. Heber said the site plan review would be complete if the Board accepted this landscaping and lighting design. Mr. King stated he was concerned with the lighting spilling over onto the neighboring parcels. Mr. Harsha explained the lighting was all on motion detectors and would not carry over to the other parcels. Mr. Heber asked how many apartments there were and where parking was located. Mr. Harsha stated there is one apartment and sufficient parking in the rear of the building designated for it. Mr. Heber asked what the hours for the showroom would be. Mr. Harsha explained it would be by appointment only between 8 AM to 6 PM. Mr. King asked where the hours would be documented. Mr. Heber stated they could be placed on the plan / map, they will be in the meeting minutes and on the Special Use Permit / the approval if issued. Mr. King made a motion to close the public hearing, Mr. Heber 2nd, All in attendance unanimously agreed, motion passed. Mr. King made a motion to approve this application for a Special Use Permit and the Site Plan Review with operation hours of Monday – Saturday 8AM – 6 PM, by appointment and closed on Sunday. Ms. Lofgren 2nd, All in attendance unanimously

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agreed, motion passed.

ACTION TAKEN

Public Hearing closed. Application approved with contingencies.

Minor Subdivision (2 lot) - Lot Line Adjustment

Application #0001-08

Applicant: Clint Barber

Location: State Route 32N (North of Lindsay Hill Rd)

SBL#: 117-1-32 to 117-1-31

Zoning: AG

Status: Preliminary

Applicant was not present.

ACTION TAKEN

Tabled per applicant's request.

NEW BUSINESS

Minor Subdivision (2 lot) - site plan review

Application #0009-07

Applicant: John & Donita Martindale

Location: 658 West River Rd

Acres: 32 1/4

SBL#: 118-1-9.11

Zoning: AG

Status: New Application

Realtor: Michelle Mincher

Mr. Durr asked if this application was complete. It was determined as complete. Mr. King made a motion to close the public hearing, Mr. Durr 2nd, All in attendance unanimously agreed, motion passed. Mr. Heber reviewed the SEQRA, State Environmental Quality Review Assessment form and made a motion to declare a negative declaration, no significant adverse environmental impact. Mr. Durr 2nd, All in attendance unanimously agreed, motion passed. Mr. Heber made a motion to approve this application for a two lot subdivision and the site plan review for a shoreline overlay, Ms. Lofgren 2nd, All in attendance unanimously agreed, motion passed.

ACTION TAKEN

Public Hearing closed, negative declaration declared on SEQRA and application approved as stated above.

MISCELLANEOUS

Mr. Heber made a motion to approve the April monthly meeting minutes

Ms. Lofgren 2nd the motion,

All in attendance unanimously agreed the April monthly meeting minutes accepted.

Mr. Heber made a motion to close the monthly meeting at 7:45 PM,

Mr. King 2nd the motion,

All in attendance unanimously agreed, monthly meeting closed at 7:45 PM.

FUTURE MEETINGS:

Monday, June 9th, 2008 - 7:15 PM