

**Town of Northumberland  
Zoning Board of Appeals  
February 1, 2006  
[Draft copy]**

1

**Present:** Mark Boyce, Chairperson, Clinton Barber, Bruce Bemis, Rebecca Hodgson, Hugo Leone, and Carolyn Lofgren, alternate

**Absent:** Carl Harrison and Gordon Strong

**Town officials:** Deborah Colozza, Interim clerk

Mark Boyce called the meeting to order at 7:10 PM. All in attendance stood and recited the Pledge of Allegiance.

There was no **Old Business** before the Board. It was noted for the record, that the January meeting of the Town of Northumberland Zoning Board of Appeals was cancelled since there was no official business before the board.

There was no scheduled **New Business** on the agenda. However, Mark Boyce asked if anyone in the audience had anything that they wanted to discuss.

In the audience were Dick and Nancy Forman of Rte 50, Gansevoort. They had concerns on proposed Zoning changes that the Town is proposing and had concerns regarding their property that may be rezoned in the new zoning regulations.

Mr. Forman currently has acreage that is zoned agricultural. He owns the horse property that sits next to Reed's and has heard that if the changes go through that he could lose his agricultural status on his property as the new zoning is being considered as Commercial/Residential. He was here to ask the Board for their input.

Bruce Bemis noted that as Mr. Forman asked that the area approximately from Reeds north to the hamlet would be the area that would be rezoned.

Mr. Forman asked then if he in the future would be able to have a riding academy and/or boarding of horses on his property if he considered expanding or dividing the acreage, or would his property be considered exempt. He wondered if the Board knew.

Mark noted that the current lot would probably be grandfathered. The balance of the property that he wished to divide, would need to follow whichever regulations were in place at the time. Mark noted that since the regulations are still in the draft stages, the Board would only be able to advise on what they currently follow if an applicant were before them, they would not be able to render an opinion on something that is not yet in place.

The Board members understood Mr. Forman's concerns and recommended that he attend the scheduled Town Board Public Hearing planned for February 9<sup>th</sup> to raise his concerns on the new regulations to see how they might be addressed.

Mr. Forman thanked the Board for their time.

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2

**Minutes from the December 7, 2005 meeting were reviewed and corrections made.**

Bruce Bemis made a motion to approve the December 7, 2005 with corrections. Hugo Leone seconded the motion to approve. Motion to approve corrected minutes passed.

4 ayes: Mark Boyce, Bruce Bemis, Hugo Leone, and Carolyn Lofgren

1 nay: Clinton Barber

and 1 abstain: Rebecca Hodgson, absent from the December meeting

**CORRECTIONS - December 7, 2005 Minutes:**

**Add:** Bruce Bemis as in attendance

**Spelling:** correct Mr. Geyer's name to Mr. Guyer

Under Area Variance application -

**Add:** Mark Boyce, Chairman, *and the Board members*, reviewed the application and determined that the Hamlet [delete, Zone] setback is 24 feet and not 50 feet as indicated by the Planning Board.

**Miscellaneous items.**

It was noted on the list of ZBA members that Mark Boyce's term on the Board expires following tonight's meeting. Discussion followed as to whether Mark was going to be reappointed to the ZBA board.

Hugo Leone made a motion to recommend to the Town Board to reappoint for another term and extend Mark Boyce's current term on the Board and also remain as chairperson on the ZBA. He also recommended that Clinton Barber remain as the Vice-Chairperson of the Zoning Board of Appeals. Rebecca Hodgson seconded the motion. The motion carried.

The ZBA clerk will submit a memo to the Town Board on behalf of the ZBA Board members to reappoint Mark Boyce to the ZBA and also as chairperson, with Clint Barber as Vice-Chairperson. The town clerk will advise on the decision of the Town Board.

**The next meeting of the ZBA will be scheduled for Wednesday, March 1, 2006.** The Board will meet and if no applications before the Board they will work on changes to the Use Variance application form to see about streamlining the application. [Area Variance form has been completed and is in use]

There being no other business to discuss a **Motion to adjourn** was made by Clinton Barber and seconded by Hugo Leone. The meeting ended at 8:00pm

Respectfully submitted:

Deborah Colozza  
(Interim) clerk