

Town of Northumberland Zoning Board of Appeals  
Meeting Minutes  
Wednesday,  
April 6, 2011 7:00 pm  
Page 1 of 2

**Present:** Rebecca Hodgson, Julie Trollip, Carl Harrison, Clinton Barber, Vice-chairperson, and Mark Boyce, Chairperson

**Absent:** Hugo Leone and Bruce Bemis

**Town Employees Present:** Richard Colozza, Zoning Administrator and Tia Kilburn, Zoning Board Clerk.

Mr. Boyce, Chairperson, called the Public Hearing to order at 7:05 PM.

All in attendance stood and recited the Pledge of Allegiance.

Area Variance, Planning Application #: 0004-10 – Lot Line Adjustment  
Applicant(s): David Danks / Christine Aubin, SBL#: 129.6-1-29 & 129.6-1-69.1

Ms. Aubin explained they would like to do a lot line adjustment between three parcels owned by them, she stated one parcel is vacant, they live in one dwelling and the other is a rental. Ms. Aubin reviewed the current survey with the proposed adjustment with the Board. She explained area variances are needed for both lots because they are and will remain non-conforming. Mr. Barber asked if the three lots were going to become two lots, Ms. Aubin said yes and explained their driveway is currently right on the property line and they also want to preserve a group of trees under their ownership. Mr. Danks added the proposed lot line jets in the manner it does because of where the well is located. Mr. Barber asked how far the well would be off the property line. Mr. Danks said approximately 3'. Ms. Trollip asked how much road frontage there was. Ms. Aubin stated at the house there will be 150'. Ms. Hodgson asked for clarification why there were three lots. Discussion on the land swap at the time of the subdivision to allow for the road into the subdivision. Mr. Barber asked why the lot line could not be straight instead of jetting out and back in as it is proposed. Mr. Danks said because they want to preserve the trees. Mr. Barber asked Mr. Boyce if he could think of any additional questions. Mr. Boyce stated his questions have been asked pertaining to the strange lot line change and that the lots were both under one acre. Mr. Colozza said yes, the lots are both existing non-conforming lots and under the Town's Zoning Regulations on page 119 of the ordinance cannot be altered. Mr. Boyce asked if a variance was also needed for the road frontage. Discussion ensued on the type of variance(s) needed. Mr. Colozza stated that the parcels are existing and in order to change they need the area variances for each lot that will also cover the lack of road frontage. Mr. Barber reiterated they need two separate variances for two separate parcels.

Mr. Boyce asked if there were any public comments or concerns, none were noted, he asked the Clerk if there were any correspondence received for this application. The Clerk stated a couple of phone calls were received from neighbors asking for clarification on the project.

Mr. Barber made a motion to leave the public hearing open,  
Mr. Harrison 2nd the motion,  
All in attendance unanimously agreed.

Mr. Boyce explained the next steps to be taken including the need for a State Environmental Quality Review Form, and Saratoga County Planning Board review. The public hearing will need to remain open

Town of Northumberland Zoning Board of Appeals  
Meeting Minutes  
Wednesday,  
April 6, 2011 7:00 pm  
Page 2 of 2

until a response is received from Saratoga County Planning.

Mr. Boyce, called the regular monthly meeting order at 7:24 PM.

New Business

Zoning Application #: 00013-11 - 15' Area Variance, Applicant: Randall Countermin, SBL#: 129.-1-30, Location: 564 Colebrook Rd

Mr. Countermin explained he is requesting a 15' side yard area variance to build an addition to the existing garage. Ms. Hodgson asked if there was a variance granted prior to this for that parcel. Mr. Barber said no, he believed that was a different lot she may be thinking of. Mr. Countermin stated his parcel is right next to the winery on Colebrook Road. Mr. Barber asked Mr. Countermin if he has talked to the neighbors. Mr. Countermin said no however he did not see where this project would be a problem because it would actually be located behind the steel building for the winery and he explained the placement on that side of the home because he wanted to enter into the kitchen and the other end of the house was bedrooms. Ms. Trollip asked how far from the side lot line it would be. Mr. Countermin said it would be 10' from the line and 25' is needed in that zone. Discussion on the appearance and placement ensued. Ms. Trollip asked if there was anything as a boundary between the lots, such as a fence. Mr. Countermin stated he planted a line of Norway spruce on the property line last year. Mr. Barber asked if they are right on the property line so if they went past there if they could see the property line. Mr. Countermin said yes.

Mr. Barber made a motion to accept the application as complete and schedule a public hearing for next month.

Ms. Hodgson 2nd the motion,  
All in attendance unanimously agreed.

Mr. Countermin submitted a short form State Environmental Quality Review Form.

Mr. Boyce made a motion to adjourn the monthly meeting at 7:35 pm,  
Ms. Hodgson 2nd the motion,  
All in attendance unanimously agreed.

**FUTURE MEETINGS**

May 4, 2011

**Public Hearing** for Application #0004-10, remains open. Applicants: Dank / Aubin

**Public Hearing** for Application #00013-11, Applicant: Randall Countermin

Respectfully submitted,  
Tia Kilburn, Zoning Board Clerk