

Town of Northumberland Zoning Board of Appeals

Wednesday,

June 6, 2018 7:00 pm

Corrected by the Zoning Board

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Zoning Board Members Present: Aimee Smith, Carl Harrison, Gary Applegate, John Amidon, and Paul Becker.

Zoning Members Absent: Sarah Mojzer, Bruce Bemis, Vice Chairperson and Mark Boyce, Chairperson

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

Carl Harrison, acting Chairperson, called the monthly meeting to order at 7:20 PM

All in attendance stood and recited the Pledge of Allegiance.

Mr. Harrison introduced application #0006-18, Interpretation - Mark Hansen & Kendall Scire 551 Route 32N, Schuylerville. The applicants explained this application as a request to gain permission to change the style of the existing fence they currently have surrounding their yard to a solid wooden fence to gain privacy. They explained their lot is a triangular lot surrounded by roads on all three sides, Route 32N, King Road or County Route 39 and Stonebridge Road Extension in the Hamlet of Bacon Hill. Discussion ensued on the size and style of the existing fence. Ms. Scire said the existing is a see thru chain type fence and they are seeking a 6' solid fence to gain more privacy for their back yard where their children and dog play. Mr. Hansen added there was a tree taken down by the Town that was obstructing the site distance. Ms. Scire stated they are not planning of moving the fence just changing it to a solid fence. Ms. Scire submitted additional photos and explained the angles they were taken. Mr. Amidon asked if people will be able to look down the road, Route 32 and King Road going toward Schuylerville, could there be a blind spot because of the solid 6' fence. Ms. Scire pointed out the location of the Stop sign and the location of the current fence. Mr. Amidon stated the Board still needs to check the site distance, Ms. Scire replied the fence does not go that far in the front, none of the fence will be in front of the house, only where the current fence is. Mr. Hansen interjected the fence is 22.2 foot off the road side. Mr. Becker asked what the setbacks were for a fence. Mr. Becker asked Mr. Colozza what the setback requirement is for a fence, Mr. Colozza explained a fence in the front yard must be see through and not taller than 4", then he explained this parcel is a triangular lot and each side is considered front, however they already have a fence there, a garage and house and you can still see clearly in all directions, but because of it being considered fronts the Board has to consider the Zoning Regulations. Ms. Scire stated it is really just for privacy. Mr. Colozza asked where the applicants are proposing to put the new fence, the applicants responded exactly where the current fence is. Mr. Colozza stated as long as they don't exceed the location of the current fence you can see down the road. Mr. Harrison asked what the interpretation was for, Mr. Colozza explained an interpretation is actually a variance and to determine it is not frontage all the way around. Then look at the visibility and considering the back and side yards if determined as all frontage they will need the variance(s), the Board makes the determination and you have the right to ask for a public hearing. Mr. Becker asked if a public hearing is require, Mr. Colozza responded yes as a variance. Mr. Amidon asked if it is determined they are back and side yards the fence is ok, Mr. Colozza responded yes and the Board can limit how far past the house the fence can go. Mr. Harrison asked if they can say it's ok if it is the same placement as the current fence. Ms. Smith reiterated it is either an interpretation and / or a variance is needed, Mr. Colozza agreed and stated a variance will need a public hearing. Mr. Harrison asked if there were a motion for a public hearing.

Mr. Applegate made a motion to schedule a public hearing,

Ms. Smith 2nd the motion,

All in attendance unanimously agreed.

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Discussion ensued on a date for the next meeting and public hearing due to the July 4th holiday, it was determined the public hearing would be held Monday, June 18, 2018 @ 7:00 pm.

Mr. Harrison asked if there recommendations for Chair and Vice Chair Person(s).

Ms. Smith made a motion to recommend Mark Boyce remains Chairperson.

Mr. Becker 2nd the motion,

All in attendance unanimously agreed.

Ms. Smith made a motion to recommend Carl Harrison for Vice Chairperson,

Mr. Applegate 2nd the motion,

All in attendance unanimously agreed.

Ms. Smith made a motion to adjourn the monthly meeting at 7:52 PM.

Mr. Applegate 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS

Public Hearings June 18, 2018 at 7 pm.

July meeting TBD, as needed

Respectfully submitted,

Tia Kilburn, Zoning Board Clerk