

Town of Northumberland Zoning Board of Appeals
Meeting Minutes
Wednesday,
July 1, 2015 7:00 pm
Subject to correction by the Zoning Board
Page 1 of 2

Zoning Board Members Present: David Gougler, Gary Applegate, Todd Heym and Paul Becker

Members Absent: Carl Harrison, Bruce Bemis, Aimee Gates, Jeremy DeLisle, Vice-Chairperson and Mark Boyce, Chairperson.

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

David Gougler assumed position of Chairperson, and called the Monthly Meeting to order at 7:16 PM.
All in attendance stood and recited the Pledge of Allegiance.

Newly appointed alternate members, Todd Heym and Paul Becker, DDS were introduced.

Mr. Gougler introduced Application #0004-15, Timothy Powell for a 3.38 acre area variance request. Mr. Powell and Attorney representation, Kristen Aston, Esq. introduced themselves to the Board.

Ms. Aston submitted and reviewed a handout (attached) which she stated they felt satisfactory answered the 5 key points needed to be addressed for an area variance to be issued. She then explained the application as a request for an area variance to permit Mr. Powell to erect a 640 sq ft addition to his existing agricultural barn to store equipment and feed, she stated 10 years ago the existing structure was sufficient for the use however in keeping with the agricultural use Mr. Powell now needs additional room. Mr. Gougler referred to the drawing / layout of a house / garage and barn, Ms. Aston explained there was no house or barn. Mr. Heym asked if there was a proposed house to be built, Mr. Colozza explained there is no permitted use on this property it is currently non-conforming, the need for the variance is because they are asking for an accessory use without a primary in an agricultural zone. In this zone 10 acres is needed for agricultural use and Mr. Powell only has 6.62 acres, therefore he needs a 3.38 acre area variance. Mr. Heym asked if he was asking for two things, agricultural use in a residential area and an area variance, Mr. Colozza explained it was an agricultural zone, he is allowed to continue the existing agricultural use however he cannot expand, Ms. Aston added they were asking for an area variance for the expansion. Mr. Becker asked if there the intention was to use it as a garage, Mr. Colozza stated if he were to build a house and garage that would be fine. Ms. Aston stated that is the intention in the future is to build the house and garage. Mr. Gougler asked what the size of the existing barn was, Mr. Powell responded it was 22' x 40' and his proposal at this time was to add an additional 16' width the full length of the 40' barn. Ms. Aston stated the addition would be on the back of the barn, Mr. Gougler asked if it was visible from the road, Mr. Powell said probably in the winter with the leaves off the trees and if people were to slow down and look for it, the barn is approximately 500' back on the property.

Mr. Gougler asked if there were any additional comments or concerns, discussion ensued on the next steps to be taken for the review. Long Form SEQRA, State Environmental Quality Review Form was submitted.

Mr. Applegate made a motion to accept the application #0004-15 complete as submitted.

Mr. Heym 2nd the motion,
All in attendance unanimously agreed.

Mr. Heym made a motion to schedule a public hearing for August 5th, 2015 immediately proceeding the next monthly meeting,

Mr. Applegate 2nd the motion,
All in attendance unanimously agreed.

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Page 2 of 2

ACTION

The Clerk stated she would submit all the information to the Saratoga County Planning Board and schedule the public hearing for August 5th, 2015, at 7 PM.

Mr. Gougler asked if there were any additional business for this Board, none was noted.

Mr. Heym made a motion to adjourn the monthly meeting at 7:55 PM,
Mr. Applegate 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS

August 5, 2015 - Immediately following Public Hearing

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk

Attachment