

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, October 15, 2018
7:00 pm
Page 1 of 3

Planning Board Members Present: Wayne Durr, Chairperson, Susan Martindale, Chad Reinemann, Jeff King, Holly Rippon-Butler, Lisa Black and James Heber, Vice Chairperson

Members Absent: Melanie Eggleston and Brit Basinger

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

Chairman Durr opened the meeting at 7: 03 pm; all in attendance stood to salute the flag.

Application #: 0009-18, William Tansey, Lot Line Adjustment

Mr. Tansey introduced himself as the applicant for a proposed lot line adjustment between 123 and 113 Taylor Rd, he stated he submitted a sketch of the proposal, Ms. Martindale asked where is Taylor Rd, Mr. Tansey explained and pointed out on the map submitted where the parcels were. Ms. Martindale reiterated 113 Taylor Road contains 35 acres, Mr. Tansey agreed and said Nannette Miller is the owner of 113 Taylor Road and then he submitted a notarized letter authorizing him to represent her at these meetings pertaining to his application. Chairman Durr asked who owned the other property, Mr. Tansey responded he owned 123 Taylor Rd and the purpose is to not have any issues with property line setbacks in the future. Mr. Reinemann stated they need to see the entire lot so it can be determined where the structures, well and septic are located. Mr. Tansey replied her well is over 900 ft from him. Chairman Durr stated they just need to see the entire 35 acres, nothing fancy. Mr. Colozza interjected Ms. Miller is about ¼ mile back behind Mr. Tansey and the well is behind the dwelling. Ms. Martindale asked if it would change the road frontage, Mr. Tansey replied no. Mr. Heber reviewed the map and asked if these parcels were in the Residential One-acre zone. Mr. Colozza responded yes with County forest surrounding, Mr. Heber then asked if it were on the left side of Taylor Rd. Mr. Colozza explained the location and surroundings. Mr. Heber then reiterated it is in R-1 zone in the middle of county forest. Mr. Colozza responded yes. Mr. Tansey then asked for exclusion / waiver from the Town's Subdivision Regulations. Chairman Durr asked what the 2nd map was, Mr. Tansey explained one map showed the current property lines and the second showed the proposed change. Ms. Martindale asked he is moving the property line 80' one way and asked how much in the other direction, Mr. Tansey replied 80' and approximately 160' in the other direction, he is having it surveyed. Mr. Heber asked for clarification of what the purpose of the request was, if he was planning on building something, Mr. Tansey stated he wanted to do other property improvements and did not want any issues with setbacks, he added he is planning on a garage in the Spring. Ms. Martindale asked if they were single family residences, Mr. Tansey said yes, Mr. Heber asked about the permission to represent Ms. Miller, The Clerk gave the Board the notarized authorization. Mr. Heber stated he will need to return with the survey and show Ms. Miller's entire lot. Mr. Tansey asked if he had to have Ms. Miller's entire lot surveyed, Mr. Heber responded no just show a paper map. Chairman Durr interjected and stated he needs to put all the surrounding property owners on the map as well. Board discussed the map / survey and what needs to be included. Mr. Reinemann stated the entire lots on the plan, Mr. Tansey asked if the Surveyor would understand what "paper map" means, Mr. Heber responded yes. Chairman Durr asked if there were any other issues, Mr. Heber responded not that he sees and asked if they wanted to make a motion to waive the public hearing and just take a look at the map next month. Mr. Reinemann asked if it is on a County Road or involving the County land. Chairman Durr stated Mr. Tansey should get the requested items on the map and return to the next meeting. Mr. Tansey reiterated his next action should be to get the survey, show Ms. Millers property and structures, the well and return to the next meeting. Mr. Reinemann said yes, the approximate location of the house for a reference.

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, October 15, 2018
7:00 pm
Page 2 of 3

Chairman Durr introduced the next application;

Application #: 00010-18, DMD Landholdings, LLC, Eric Heym, Tankers Tavern

Mr. Ethan Hall, Architect / Agent for the applicant introduced himself then presented the application as a site plan review for Tankards Tavern located at Route 32 and Brownville Roads, he explained it has been operated as a Tavern for 5 or 6 years and as a Bar for many years prior to that. He stated at this time the owner would like to expand to a restaurant and pub. Mr. Hall explained there is a plan for a new septic to service the kitchen and the existing septic will be to service the bathrooms. Chairman Durr asked what it was they want to do if it has been the same use? Mr. Colozza stated a restaurant would be a non-conforming use for the zone, previously it was a bar with bar type food now they want to be able to operate a restaurant and bar. Mr. King stated he was confused, if it was previously a bar with food. Mr. Heym explained his son in law bought it and struggled to keep it prosperous so he took over, now he wants to make the improvements to put on the market and sell as a turn key operation. He explained the kitchen will be very usable and up to the codes for Board of Health. Chairman Durr asked if that was for the kitchen part, Mr. Heber asked if anyone checked to see if any variances have ever been granted. Mr. Heym responded the kitchen was not very big or usable Mr. Hall added it was a small service kitchen. Mr. Colozza interjected they just had bar food and now it will be a Health Department approved kitchen. Mr. Reinemann questioned if this application would really be for a variance, Mr. Colozza stated they need the site plan because it is an expansion for a non-conforming use. Ms. Rippon-Butler asked if it had a variance when it was a bar, Mr. Colozza responded no it was grandfathered. Ms. Martindale stated he is renovating for the sale of it, Mr. Heym responded yes, with the improvements he feels it would be more marketable, he has already made several improvements, re-wired the kitchen, cleaned up the meter box, installed new siding and new recessed lighting. Mr. Reinemann stated if they approve the special use permit the new owner will have to come back for the signage, Mr. Hall stated they have a proposed location for the sign. Chairman Durr asked Mr. King if he had any questions, Mr. King reiterated it is in the Residential 3-acre zone and a non-allowed use, it has been sold and ceased the use, his question is does it need a variance to operate? Mr. Heber stated if there were a variance it would go with the land and they new owners would have it. Mr. Colozza stated it still needs a site plan, Ms. Martindale asked how many parking spots. Mr. Hall responded 40 plus spaces, Ms. Martindale asked how many for seating occupancy, Mr. Colozza stated that depends on the number of tables, previously it was the bar with standing pub tables. Ms. Martindale stated they had to determine if there is enough parking. Mr. Hall responded yes, Mr. Colozza agreed. Mr. Heber stated he thought the Route 32 entrance was not suppose to be used, Mr. Heym said he could remove it. Mr. Colozza stated it was cut down to a driveway and he needs a loading berth. Mr. Hall stated he has one, a door was removed and changed to the end for easier loading into the kitchen. Mr. Heym stated he has no problem blocking off that entrance. Mr. Heber stated if that entrance stays they should get a State Driveway Permit so they know it is approved and then added but first he needs to get the variance. Mr. Hall asked if that was a separate application. Mr. Colozza responded yes and the Zoning Board looks for a recommendation from the Planning Board if it is not being sent by himself.

Mr. Heber made a motion to send a favorable recommendation to the Zoning Board of Appeals for a Use Variance for application # 0010-18,

Mr. Reinemann 2nd the motion,

All in attendance unanimously agreed.

Chairman Durr stated this would be his last meeting and made a motion to recommend to the Town Board Sue Martindale become Chair for the remainder of the year,

Mr. Heber 2nd the motion,

All in attendance unanimously agreed.

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, October 15, 2018
7:00 pm
Page 3 of 3

Discussion ensued on members and current status, Chairman Durr asked if they wanted to reach out to Member Brit Basinger, he added he knows Mr. Basinger is very busy and out of Town for his employment and maybe they should reach out to him for his intentions to remain on the Board. Mr. Colozza stated there is a process for that and it will need to be followed before any recommendations can be sent to the Town Board. Mr. King asked which Board appoints members, is it the Town Board or this Planning Board, Mr. Colozza stated this Planning Board makes recommendations to the Town Board and it is their decision on the appointment of members. Chairman Durr asked Ms. Martindale if she would reach out to Mr. Basinger to get his input, she agreed.

Mr. Heber stated at the last meeting the Board requested Mr. Colozza reach out to the Town's Attorney regarding the proposed Boarding House at the Mansion and what the results were. Mr. Colozza stated the Attorney was out of the Country for a while and the application is in front of the Court for violations that need to be resolved before it can return to this Board. He then added it is on hold as this will be the 3rd Court Appearance for that. Mr. Heber stated the owner needs to live in the home, Mr. Colozza stated the property has been listed for sale and the owner is evicting people to revert to a single-family dwelling.

Chairman Durr asked if there were any other business for the Board.

Mr. Reinemann stated he would like to thank Chairman Durr for his extended service to this Board, Applause from those in attendance.

Mr. Heber made a motion to accept the September Meeting Minutes as submitted,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Chairman Durr asked if there were any other business for the Board? None was noted.

Mr. Heber made a motion to adjourn the monthly meeting at 7:50pm,
Mr. Reinemann 2nd the motion,
All in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk