

Town of Northumberland Planning Board

Minutes

Monday, November 9, 2009 7:30 pm

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Present: Wayne Durr – Chairperson, Brit Basinger - Vice Chairperson, Jeff King, Susan Martindale, James Heber, CJ Lofgren, Lisa Black and Kevin Pumiglia.

Absent: Bernadette Marry

Town Employees Present: Richard Colozza, Town's Code Administrator and Tia Kilburn, Planning Board Clerk

Mr. Durr opened the monthly meeting at 7:30 PM all in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

Minor 2 lot Subdivision

Application #: 0007-09

Applicant: Linda Pleat

Location: 254 Route 4 and 32 (previously Obie's Garage)

SBL: 144.01-1-51

Zoning: Hamlet

Acres: Total 27.069, divide .498

Ms. Pleat submitted a final survey map, with locations of the building, well, river and septic as requested last month by the Board and the Board reviewed it. Ms. Pleat stated the scale was 1" = 40'. Mr. Basinger asked Mr. Colozza if he had a letter from Mr. Mitchell, the town's attorney as requested by the Board last month. Mr. Colozza stated that Mr. Mitchell did not send a letter, and explained Mr. Mitchell had conveyed to him that it was not a good idea because he felt it would put the Town in a position of liability if any contamination did occur with the river. Mr. Basinger then stated Mr. Mitchell's original letter submitted (in the file) would stand as evidence the septic system could be adequately replaced in case of failure. Mr. King asked about the distances between the well and septic and said he was hoping for something stating the system would fit in DOH, Department of Health, codes. Mr. Colozza stated DOH will not get involved, and if or when the current system fails a new system will be engineer designed. Mr. Basinger asked Mr. Colozza if he had time to review the map. Mr. Colozza said yes he had looked at it. Mr. Heber asked if the system failed what would DOH make them do. Mr. Colozza reiterated nothing, it is not their jurisdiction. Mr. King asked whose jurisdiction it was. Mr. Colozza stated his, it will be designed to whatever the code is at that time. Mr. Basinger stated if it does fail the owners will have to fix it and Mr. Mitchell has already said in his letter there is adequate room on the parcel. Mr. Durr asked if anything was missing from the file. The Clerk stated the State Environmental Quality Review form, SEQRA, had to be completed by the Board and Ms. Pleat had submitted both a long and short form. Mr. King said now they have to determine which form they need to use. Mr. Heber said he believed it required the long form because of the Shoreline overlay and the County Road. Mr. Basinger agreed and the Board reviewed and completed the long form, Mr. Basinger stated there was no major environmental impact.

Mr. Heber made a motion to declare a negative declaration on the State Environmental Quality Review form.

Ms. Lofgren 2nd the motion,

All in attendance unanimously agreed.

Mr. King made a motion to approve application #0007-09, applicant Linda Pleat for a minor 2 lot subdivision,

Mr. Basinger 2nd the motion,

Mr. Heber abstained from the vote, motion passed 7-1, (1 abstained, 1 absent).

ACTION TAKEN

Negative Declaration declared on State Environmental Quality Review form, Application approved.

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Lot Line Adjustment

Application#: 0010-09

Applicant: John Tarantino

Location: 641 & 653 Colebrook Rd

SBL(s): 116.-2-39 & 116.-2-48

Zoning: R1

Acres: 2.414

Status: Preliminary

Mr. Tarantino submitted a final survey map. The Board reviewed.

Mr. Heber made a motion to approve application #00010-09, applicant John Tarantino for a lot line adjustment, Mr. King 2nd the motion,

All in attendance unanimously agreed, motion passed.

ACTION TAKEN

Application approved.

NEW BUSINESS

Site Plan Review Ag Business / Special Use Permit

Application#: 0012-09

Applicant: Thomas & Carol Foster / Foster Sheep Farm

Location: 449 West River Rd

SBL(s): 131.-1-14

Zoning: AG

Acres: 136.16

Status: Preliminary

Mr. and Mrs. Foster explained this application as a request for an agricultural business on the ground level of the existing home and retain the 2nd floor as a single family home. Mrs. Foster stated their request also includes a sign. The Board reviewed the site plan review check list from page 79 in the Zoning Ordinance Book. Mr. Heber asked what size the sign was. Mrs. Foster stated it was on the map. Mr. Pumiglia asked if it was drawn to scale. Mrs. Foster said it was marked as 1 square for 2 feet, however that was incorrect. Mr. Pumiglia asked Mrs. Foster if she could give the Board a separate piece of paper of the sign showing how far from the road it would be and the size. Mr. King said the next thing was to define the use, it is in the Ag zone, he suggested an agricultural business, and asked how many acres was involved. Mrs. Foster said about 120 acres. Discussion ensued, the application was marked incorrectly. Mr. King asked the clerk if she could check the SBL and correct the acreage. Mr. Heber said it would have to be an agricultural business, it would fit into a home occupation however, it is not their home, they do not live there. Discussion ensued on the plan, rest rooms, handicapped accessible. Mr. Foster stated there is an existing ramp. Mr. Pumiglia asked what was in the house previously. Mrs. Foster stated her mother in law was in a wheelchair. Ms. Lofgren added the upstairs was/is an apartment. Mrs. Foster said yes. Mr. King asked what the hours of operation would be and asked about lighting and if it would be opened in the evening. Mrs. Foster stated she would have classes in the evening. Mr. Heber asked if the sign would be lit. Mr. King asked if they could mark on the map/plan where the existing flood lights were.