

Town of Northumberland Planning Board

Minutes

Approved by the Planning Board
Monday, March 12, 2012 7:30 pm
Page 1 of 2

Present: CJ Lofgren, Brit Basinger, Susan Martindale, John DeLisle, Lisa Black and Jayme Heber.

Absent: Wayne Durr, Chairperson, Jeff King - Vice Chairperson, and Kevin Pumiglia.

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

Mr. Basinger, Assumed Chairperson position and called the room to order at 7:32 PM.

All in attendance stood and recited the Pledge of Allegiance

NEW BUSINESS

Site Plan Review / Home Occupation

Application #: 0001-12

Applicant: Bree & Jeffrey Pisacane

SBL#: 104.-1-44.2

Location: 246 Brownville Rd

Zoning: R-3

Acres: 3.87

Ms. Pisacane addressed the Board and gave a description of her qualifications as a NY State licensed physical therapist and experience with "hippotherapy", defined as a term that refers to the movement of the horse in which the horse is the tool and movement is the strategy. Ms. Pisacane explained her application as a request to open a home occupation using hippotherapy at her residence. She stated she currently has liability insurance that covers the physical therapy part and she has a policy from Farm Family Insurance Company to cover the horseback riding portion of the services. She said she would perform approximately 12 lessons a week, Tuesdays and Thursdays, all would be performed outside and there would be no work performed inside. Mr. Heber reiterated this application was for a site plan because home occupations are allowed in that zone. Mr. Colozza agreed. Mr. Basinger asked about the lighting, Ms. Pisacane stated the service would only be provided during daylight hours however, there is lighting currently in place, the entire pasture is lit and there are 2 other lights on the barn and in the proposed parking area. Mr. Basinger asked if they were light sensors, Ms. Pisacane responded yes. Ms. Lofgren asked about the winter season, Ms. Pisacane said it would only be seasonal with weather permitting due to the liability risks. Ms. Martindale asked if she has only one horse, Ms. Pisacane responded she has two horses, however at this time she only has one trained well enough to use for this purpose, she added she had discussed this proposal with Mr. Colozza, the Code Enforcement Officer and she understands the regulations for employees and asked if volunteers count as employees. The Board referred to Mr. Colozza for the answer and Mr. Colozza stated the Zoning Ordinance book does not clarify; it only states one employee for Home Occupations. Mr. Basinger asked if there were any other questions, Ms. Lofgren asked if they were going to use the circle driveway, Ms. Pisacane said they will use the circle driveway for private use by the house and any clients would use the parking area by the barn. Ms. Martindale asked if there were any possibility of golf balls hitting the horse due to the proximity to the driving range for Airway Meadows. Mr. Heber stated there is a dense tree line and the driving range actually is pointed in the other direction. Mr. Basinger asked if she was going to have any signs. Ms. Pisacane said she was only thinking of a small sign at the end of her driveway, since she would only be open by appointment only and she presented a sketch to the Board. Ms. Martindale asked how she would get her clients if she planned on advertising. Ms. Pisacane said she already has some referrals and many contacts, she did not plan on any real advertising maybe a page on Facebook. Mr. Basinger stated he assumed since she is a

Town of Northumberland Planning Board

Minutes

Approved by the Planning Board

Monday, March 12, 2012 7:30 pm

Page 2 of 2

sole proprietor there would not be a need for many parking spaces. Ms. Pisacane said she is starting small and if she ever decides to expand she thinks she will rent a different location with a covered arena. Ms. Lofgren asked if Ms. Pisacane was aware there were restrictions on the size of the proposed sign. Mr. Colozza said yes he would cover that with the applicant. Mr. Heber asked about the site distance from the driveway, Ms. Pisacane said she planned on removing some shrubbery that is out by the driveway to make a clear distance. Mr. Heber asked if there was a State Environmental Quality Review Form, Mr. Colozza stated they would do a short form to cover themselves.

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. Heber made a motion to waive the public hearing,
Ms. Black 2nd the motion,
Ms. Martindale opposed the motion,
Motion failed.

Mr. Heber made a motion to schedule a public hearing for the next monthly meeting April 9th at 7:15 PM,
Ms. Martindale 2nd the motion,
All in attendance unanimously agreed.

ACTION

Public Hearing will be scheduled for April 9th, 7:15 PM.

Mr. Heber made a motion to adjourn the monthly meeting at 7:47 PM,
Mr. DeLisle 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS:

Monday, April 9th, 2012 at 7:15 PM, Public Hearing

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk