

Town of Northumberland Zoning Board of Appeals  
Meeting Minutes  
Wednesday,  
April 6, 2016 7:00 pm  
Subject to correction by the Zoning Board  
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SEQRA was complete and he read the questions and answers aloud to the Board.

Mr. Boyce made a motion to declare a negative declaration on the SEQRA, State Environmental Quality Review Form and "This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued." For Application #0006-16,

Mr. Bemis 2nd the motion,

All in attendance unanimously agreed.

Mr. Boyce asked if there were any further discussion for application #0006-16, none was noted, he then asked if there were a motion;

Mr. Harrison made a motion to approve the 13' Front Yard Variance for application #0006-16, Tisa Development, LLC - Lisa Breen as presented,

Mr. Becker 2nd the motion,

Mr. Boyce asked for a roll call vote;

Mr. Bemis	Aye	Mr. Harrison	Aye
Ms. Gates	Aye	Mr. Applegate	Aye
Mr. Becker	Aye	Mr. Boyce, Chairman	Aye

Motion passed, variance approved. Mr. Boyce instructed the applicant to communicate with Mr. Colozza for the continuation of construction and proceed to the Planning Board for the completion of the proposed subdivision.

**ACTION**

Public Hearing Closed, Negative Declaration Determined on SEQRA, State Environmental Quality Review Form, and Application approved for 13' area variance. Application will return to Planning for additional Subdivision Review.

Application #0001-16, Ms. Joyce Cole

Ms. Cole explained she is seeking a 5.91 acre area variance; she wishes to retain approximately 4.91 acres with her existing single family dwelling and barn with the right to harbor farm animals, specifically horses.

Approximately 45.01 acres will be sold to a neighboring farmer to continue to be farmed. Ms. Cole stated she use to farm it as hay and the prospective buyer has also planted and harvested that field for a while. She has no interest in farming it now and does not want to sell it to a developer, the plan she and the potential purchaser worked up was for the maximum tillable land for him to farm. She stated it will not be commercial use only for personal farming, and then added she would not need a variance if she kept 10 acres with her dwelling but then that would reduce the tillable land to 27 acres. Ms. Cole indicated the layout for the proposed subdivision is such because of her existing well, septic, barn and to allow the turning of equipment in the field. Mr. Boyce asked if she had presented the subdivision to the Planning Board and if they had any concerns, Mr. Colozza stated the subdivision application is contingent on the variance, Ms. Cole has indicated she will not subdivide if she cannot have her horse(s). Mr. Colozza then explained at one time 5 acres was required in the agricultural zone for agricultural pursuits, the Town found that didn't work and changed it to a minimum of 10 acres, he reiterated Ms. Cole is asking for personal use and this Board can restrict the #animals such as 1 or 4 maximum