

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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compliance with the Town's ordinances. Mr. Boyce asked if it falls within the Hamlet Zone will any additional variances be needed, discussion ensued. Mr. Boyea responded no, they have proven they meet the allowed % of yard coverage and # of parking spaces required. Mr. Bemis asked if there has been any further thought on the building design, Mr. Boyea stated yes, Mr. Bemis then asked what would be in the back area, if it would be green space with shrubs planted. Mr. Boyea responded they will work with the Planning Board on what is required or what they would like. Mr. Boyce reiterated that this application is before this Board for an interpretation if the entire lot is in the Hamlet Zone and he added Mr. Boyea is stating it meets the green space requirements even with the parking, Mr. Boyea said yes he then added they would prefer not to build 49 parking spaces as required by the Town Ordinance for a Retail Business this size but they do have the room if they need it, in addition if it will require a variance not to build the parking they will build them in even if they do not get used. Mr. Boyea stated they build similar size Retail Stores for Dollar General all over New York State and they have found they have never needed that much parking at once. Mr. Boyce stated that the Planning Board referred the SEQR, State Environmental Quality Review Form to this Board, however, if there is no variance needed there will be no SEQR required for the interpretation. He then asked if this will change the demarcation, anything over 1 acre needs to follow the State requirements, Mr. Colozza stated this will involve approximately 20,000 square feet, anything up to 2 acres is allowed and they can shrink that figure for the Hamlet Zone. Mr. Boyea stated they are creating a larger lot size with the lot line adjustment and there will not be an increase need for the water or sewer because this is a Retail Business, not a food establishment, they will only need to locate the neighbors wells and septic. He then added they will be investing one million dollars in this project. Mr. Boyce asked if there were a motion to move forward as an interpretation, then they could follow with a motion for the interpretation.

Mr. Boyce made a motion to perform an interpretation of zoning for application #0005-16, applicant Primax Properties, LLC (Dollar General),  
Ms. Gates 2nd the motion,  
All in attendance unanimously agreed.

Mr. Boyce made a motion to interpret the line of demarcation apply strictly to this lot along the stream embankment as the Hamlet Zone,  
Mr. Applegate 2nd the motion,  
All in attendance unanimously agreed.

Mr. Bemis asked if there would be sidewalks in front of the building by the road, Mr. Boyea responded he did not know, that would be up to the Planning Board and the site plan review. Mr. Boyea then asked if the parking space issue would be the Planning Board or this Board to address if they did not want to build 49 spaces, Mr. Boyce stated they cannot grant a variance without an application for a variance, Mr. Boyea stated they will not submit an application for any variance's they will just build what is required, even if they are not used.

### ACTION

Interpretation determined the line of demarcation will apply strictly to this lot along the stream embankment and be it the Hamlet Zone. Applicant will return to the Planning Board for completion of the Site Plan Review and Lot Line Adjustment.

### MISCELLANEOUS

The Clerk stated Member David Gougler submitted his resignation from this Board due to personal reasons, she then asked if Mr. Applegate was interested in becoming a member from an alternate. Mr. Applegate responded