

Town of Northumberland
Planning Board
Subject to Correction by the Planning Board
Monday, June 12th, 2017
7:00 pm
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Planning Board Members Present: Susan Martindale, Lisa Black, Melanie Eggleston, James Heber, Vice Chairperson and Wayne Durr, Chairperson

Members Absent: Brit Basinger, Chad Reinemann and Holly - Rippon Butler

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

Chairman Durr opened the Public Hearing at 7:03 pm, all in attendance stood and recited the Pledge of Allegiance. He stated the Board would allow 10 minutes for the applicants to give a presentation of the proposal and then at that time they would take questions and or comments from the public.

Application 0003-17, King Brothers Dairy, Jeff King recuse himself and he and Jan King displayed the site plan and indicated where the existing structure dairy processing was and where the proposed addition would be. He explained this application as a 12' extension of the existing dairy creamery. Mr. King stated they plan to have a store front attached to the creamery with viewing windows for the public to watch the process of production and be able to purchase cold milk and other goods. He added they propose a small kitchen and an ice cream dip counter, part of the structure is existing and will be renovated, they will also have a small storage area and a seating area in addition to retail space to sell products they currently sell - there will be a canopy across the front of the building over a walk up service window. He explained there are 2 driveways existing and parking along the back and additional parking can go along either side.

Mr. Durr asked if there were any changes planned for the driveways, Mr. King Responded no. He then asked if there were any questions or comments from the audience. Diane Lynch a neighbor asked if they planned on utilizing the existing building and just adding a small addition, Mr. King responded yes. Dave Lynch asked if they would be encouraging the traffic flow to use Beaver St with signs. Mr. King said no they had not thought about placing signs. Mr. King asked the clerk for the photo rendition of the proposed building and showed Mr. and Mrs. Lynch. Mr. Durr asked if there were any additional questions or comments from the public, none were noted. He stated they would wait a few minutes in case someone arrives late. No additional people arrived.

Ms. Martindale made a motion to close the public hearing,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Mr. Durr asked if there were a SEQRA, State Environmental Quality Review Form submitted, Mr. Heber stated it was incomplete, Mr. Jeff King reviewed and completed the form. Mr. Heber stated there was confusion on the old (existing) part of the building and the proposed new addition. He said it does not show clearly on the map, what will be converted and the 12' to be added, He then asked how big the retail space will be, Mr. Jan King responded a little less than 3 thousand square feet, Mr. Heber reiterated the retail part, Mr. King said no the entire building, kitchen, retail and dairy. Mr. Durr stated they will need a variance due to the retail sales of non farm produced items and / or the restaurant, food prepared and consumed primarily within the building is considered a restaurant. He then asked when the Zoning Board of Appeals meets, the Clerk responded Wednesday. Mr. Heber stated this application was actually for a special use permit and not a site plan, and he continued to review the SEQR form. Mr. Durr asked if the septic system was existing, Mr. King stated they have an engineer working on it, but it is not completed yet. Ms. Martindale asked if the well will meet all the requirements for the restaurant, Mr. Colozza interjected it depends, they need to see what is proposed, there is nothing showing on the maps or in the application for the kitchen. Ms. Martindale then asked where the well was located. Mr. King stated the well is already approved and designed special to the requirements of Ag and Market. Mr. Durr interjected the location

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needs to be shown on the map. Mr. Jeff King Agreed. Ms. Eggleston asked if there is any vegetation in or around the parking lot. Mr. Jan King stated just grass. Ms. Eggleston then asked what the hours of operation would be, Mr. Jan King responded 6 to 10 pm, and then she asked about the lighting. Mr. Jan King stated it was suppose to be on the map, they can fix that. Ms. Martindale asked if the lights would interfere with neighboring homes and what the driveways were made of. Mr. Jeff King stated their houses are the only ones near the farm and the driveway is crushed stone. Mr. Heber asked if they planned on keeping it just crushed stone, Mr. Jan King responded yes. Mr. Durr asked if there would be any deliveries or if they were self sufficient, Mr. Jeff King stated a few will come in during regular hours however, their delivery trucks for the products load up and go out in the morning. Mr. Colozza asked about the loading berth, Mr. Jeff King stated it is primarily used for their delivery trucks going out. Ms. Martindale asked if they proposed any signs on Route 50 directing them to the site, Mr. Jan King stated they would be placed within the Town of Saratoga, Ms. Martindale asked about coming in from the other side, Mr. Jeff King asked if she meant Routes 32 and King Road, she responded yes and he stated no they had not discussed it, only the one placed on the front of the building, Mr. Jan King stated it was the logo of a circle and a milk bottle. Ms. Eggleston asked where the dumpsters were placed, Mr. Jan King stated they currently have on and it is behind the building. Mr. Heber stated it should also be on the map, he asked if there were plans for any road signs, Mr. Jan King said there was one out front that was existing. Discussion ensued on the SEQRA and missing items. Mr. Durr asked if there were any other questions, and what do they need for the Zoning Board, Mr. Heber asked if they wanted to go for both the restaurant and retail, Mr. Jeff King stated they may as well to get it all done. A list was created of missing items; hours, lighting, signage, well and septic location, location of dumpster, parking and vegetation, loading berth and additional information for the SEQRA.

Mr. Heber made a motion to send a favorable recommendation to the Zoning Board of Appeals for approval of a use variance if all missing information is received,

Ms. Martindale 2nd the motion,

All in attendance unanimously agreed.

Ms. Martindale made a motion to approve the April and May minutes as submitted,

Ms. Black 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber made a motion to close the monthly meeting at 7:50 PM.

Ms. Black 2nd the motion,

all in attendance unanimously agreed.

Respectfully Submitted,

Tia Kilburn, Planning Board Clerk