

Town of Northumberland Zoning Board of Appeals  
Meeting Minutes  
Wednesday,  
August 14, 2014 7:00 pm  
Subject to Approval by the Zoning Board of Appeals  
Page 1 of 2

**Zoning Board Members Present:** Hugo Leone, Julie Trollip, Vice-Chairperson, Gary Applegate and Mark Boyce, Chairperson.

**Members Absent:** Carl Harrison, Jeremy DeLisle, David Gougler and Bruce Bemis

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

Mr. Boyce, Vice-Chairperson called the Monthly Meeting to order at 7:18 PM.  
All in attendance stood and recited the Pledge of Allegiance.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**MISCELLANEOUS**

John McAllister requested an interpretation of the Zoning of a multiple zoned parcel on Mott Road containing the SBL# 91.-1-4. He explained the parcel is a 11.74 acre lot currently being used as agricultural, however it is also partially zoned R-1, residential one acre. Mr. McAllister stated he would like to build a single family residence for his family, erect a pole barn keeping it agriculturally zoned so he could raise approximately 60 - 75 free range chickens and some beef cattle for his family; he added the chickens will be fenced in his yard but still free range.

Mr. Boyce asked if it was split evenly between R-1 and Agricultural, Mr. Colozza responded it was a little more R-1, and Mr. McAllister is asking for agricultural.

Mr. McAllister stated he has permission from the current owner to make this request and he will be improving the property adding more tax revenue to the Town. Mr. Colozza added the soils in that area would not work for R-1 septic systems and what Mr. McAllister is asking for is practical, it fits his needs and is currently used as all agricultural, the final interpretation is for this Board. Mr. Boyce asked if there were any questions from the Board, Mr. Leone asked if there was a SEQRA, State Environmental Quality Review Form, discussion ensued and it was determined a SEQRA, State Environmental Quality Review Form was not warranted. Mr. Colozza stated Mr. McAllister is requesting to go to the more restrictive zone and added Article III, the Establishments of Districts on pages 19 and 20 in the Zoning Ordinance explains the process. Mr. Boyce reviewed Article III and read sub-section C and it was determined section 8 applies in this case and reads as; *In the event that none of the above rules is applicable, or in the event that further clarification or definition is considered necessary or appropriate, the location of a district boundary shall be determined by the Zoning Board of Appeals.* Mr. Applegate asked if they were only determining the zoning on this particular parcel, Mr. Colozza said yes and they reviewed the zoning map. Ms. Trollip asked why it was not clarified by the map maker, Mr. Colozza responded it is more clear in the Hamlet Zone, Northumberland, down toward Schuylerville making it more restrictive. Mr. Boyce asked if there were any other questions, none were noted.

Ms. Trollip made a motion to deem this 11.74 acre parcel SBL# 91.-1-4 as Agriculturally Zoned.

Mr. Applegate 2nd the motion,

All in attendance unanimously agreed by role call vote.

Mr. Boyce asked if the Clerk could draft a letter to Mr. McAllister containing the results of the interpretation.

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Page 2 of 2

Mr. Boyce made a motion to close the monthly meeting at 7:35 pm,  
Mr. Leone 2nd the motion,  
All in attendance unanimously approved

**FUTURE MEETINGS**

Regular Monthly Meeting, Wednesday, September 3, 2014 at 7:00 PM, as needed.

Respectfully submitted,  
Tia Kilburn, Zoning Board Clerk