

Town of Northumberland Planning Board  
Minutes  
Accepted by the Planning Board  
Monday, February 11, 2013 7:30 pm  
Page 1 of 3

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

**Absent:** Melanie Eggleston, Brit Basinger Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

**Town Employees Present:** Supervisor, Willard Peck, and Tia Kilburn, Clerk.  
Richard Colozza, Code Enforcement Officer, joined the meeting 8 pm.

Mr. Heber, acting Chairperson opened the monthly meeting at 7:34 PM.

All in attendance stood and recited the Pledge of Allegiance

**OLD BUSINESS**

None

**NEW BUSINESS**

Application #: 0001-13 - Lot Line Adjustment

Applicant: Saratoga County Sewer District #1

SBL#: 104.-1-84.2 & 104.-1-7.2

Location: 424 Kobor Rd

Zoning: Agricultural

Ms. Kathleen Tataro, introduced herself as a Senior Planner with Delaware Engineering, PC and representing the applicant. She described the application as a request for a lot line adjustment for two parcels each on different sides of Kobor Rd. She stated the larger parcel belongs to Saratoga County and is on both sides of the road, they wish to enlarge the smaller triangle parcel which previously had a mobile home on it to absorb the section of the other parcel on the same side of the road that surrounds it. There will still be two parcels however, each on its own side of the road. She stated both parcels will be equal to or exceed the zoning requirements and they believe this application meets all 4 criteria for a lot line adjustment. Mr. Heber asked if the mobile home was still there, Ms. Tataro stated it has been removed. Mr. Heber asked if they have completed a long form State Environmental Quality Review Form, Ms. Tataro stated they would like to request the Board waive the State Environmental Quality Review Form at this time. Mr. Peck, the Town Supervisor stated both the Town and County are in support of this application and he is here to answer any questions this Board may have for them. Mr. Heber reiterated that there would only be one parcel on each side of the road, Ms. Tataro responded yes and stated the triangle shaped lot on the north side of the road will be expanded. Ms. Lofgren said there is nothing on the triangle, no buildings or anything at this time, and Ms. Tataro responds nothing. Mr. Heber asked if there were any additional questions from the Board. Ms. Lofgren stated she did not see a problem, Ms. Martindale asked if they should have a long form State Environmental Quality Review Form. Ms. Tataro said they will be returning to this Board for a site plan review and will complete the form at that time if allowed to waive it now. Ms. Martindale asked if there was any farming in the area, Ms. Tataro stated there is only the transfer station.

Ms. Martindale made a motion to waive the long form State Environmental Quality Review Form,  
Mr. DeLisle 2nd the motion,  
All in attendance unanimously agreed.

Ms. Martindale made a motion to waive the public hearing,  
Mr. DeLisle 2nd the motion,  
All in attendance unanimously agreed.

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, February 11, 2013 7:30 pm

Page 2 of 3

Ms. Martindale made a motion to accept and approve application #0001-13 for a lot line adjustment as submitted. Ms. Lofgren 2nd the motion, All in attendance unanimously agreed.

Mr. Heber explained the process of maps and mylars. Mr. Peck stated the Town Board minutes for December 2012 explain the time line for the Sewer District and if the Board had any questions to please feel free to call him.

ACTION

State Environmental Quality Review Form waived, Public Hearing waived, Application approved.

Application #: 0003-13 - Subdivision

Applicant: David and Cynthia Swota

SBL#: 117.17-1-20

Location: 115 Forest Lane Dr.

Zoning: Agricultural

Mr. Swota explained his proposal to subdivide 12.30 acres into 2 residential lots, currently he has an existing home, swimming pool, barn and shed or two he would like to sell the existing home on one acre of land to his son and build a new home for himself. He would like to keep the existing barn with his new home because he has a small farm he uses it for. Discussion ensued on the character of the neighborhood. Ms. Martindale asked if the land was used for pasture for the horse. Mr. Swota responded yes and he would like build a new home. Mr. Heber asked if it was a Town Road. Mr. Swota showed the Board where the pavement ended. Ms. Martindale asked if he would be cutting the pavement for a new driveway, Mr. Swota responded no, it would be where the dirt road was. Mr. Heber asked who has ownership of the Road, Mr. Colozza stated it is on the Town's inventory. Mr. Heber asked where the Town owned to. Mr. Colozza stated potentially to the pavement. Mr. Heber said he will need a variance and we have to make sure the Town owns the Road. Mr. Colozza said it would have to be brought up to code for emergency vehicles. Mr. Heber stated they will be setting a precedence, the Town could take it by use but what would be the cost to the Town. Mr. Swota said all he wanted was to have the opportunity to do what all his neighbors have done and that is to have a single family resident on one acre of land. Mr. Colozza stated he will need to go to the Zoning Board because he needs a variance, Mr. Heber agreed because he wants a one acre lot and the requirement is five acres. Mr. Swota asked what he had to do next. Mr. Heber said they have to look up who owns the Road and go back to the Zoning Board. Mr. Heber asked if there were any other comments - none were noted. Mr. Colozza stated there will be an issue if the Town doesn't own the road. Mr. Heber asked who owned it, Mr. Colozza said Mr. Swota will need 25' for Road Frontage or he will have to do a key hole lot through his current lot.

ACTION

It will be verified the Town owns the Road, Applicant will go to the Zoning Board of Appeals to request an area variance.

Application #: 0002-13 - Lot Line Adjustment

Applicant: Aimee Gates

SBL#: 103.-2-7.2 & 103.-2-7.3

Location: Gurn Spring Rd

Zoning: Agricultural

Town of Northumberland Planning Board  
Minutes  
Accepted by the Planning Board  
Monday, February 11, 2013 7:30 pm  
Page 3 of 3

Aimee Gates presented her application for a lot line adjustment between two parcels she currently owns. She discussed the survey map with the Board. Ms. Martindale asked if there will be a change in use, Ms. Gates responded no. Mr. Heber asked what the zoning was, Mr. Colozza responded agricultural. Mr. Heber asked if she would retain the required road frontage, Mr. Colozza said yes there is an existing home on each parcel.

Ms. Martindale made a motion to waive the State Environmental Quality Review Form,  
Ms. Lofgren 2nd the motion,  
All in attendance unanimously agreed.

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

Ms. Martindale made a motion to accept and approve application #0002-13 for a lot line adjustment as submitted.  
Ms. Lofgren 2nd the motion,  
All in attendance unanimously agreed.

ACTION

State Environmental Quality Review Form waived, Public Hearing waived, Application approved.

MISCELLANEOUS

Ms. Lofgren made a motion to accept the January Planning Board minutes as corrected,  
Ms. Black 2nd the motion,  
All in attendance unanimously agreed.

Ms. Martindale made a motion to adjourn the February monthly meeting at 8:20 PM,  
Ms. Lofgren 2nd the motion,  
All in attendance unanimously agreed.

FUTURE MEETINGS:

Regular Planning Board Monthly Meeting March 11, 2013, 7:30 PM, as needed.

Respectfully Submitted,  
Tia Kilburn,  
Planning Board Clerk