

Town of Northumberland Planning Board
Minutes
Subject to Correction by the Planning Board
Monday, February 10, 2014 7:00 pm
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Present: Jayme Heber, Lisa Black, Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

Absent: CJ Lofgren, Brit Basinger, Melanie Eggleston and Susan Martindale

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

Mr. Durr Chairperson opened the monthly meeting at 7:00 PM.

All in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

None

NEW BUSINESS

Application #: 0002-14

Site Plan Review / Special Use Permit

Application: Randall Countermines / Route 50 Commerce Centre

SBL: 103.-3-24.2

Location: 4911 Route 50

Zoning: Commercial Residential

Acres: 2

Mr. Countermines explained his proposed project as a dog agility, obedience classes and grooming for dogs in the old Reeds Hydraulic's building. He stated his daughter will run it and all activities would take place inside the building. He explained presented the Board with a site plan map and business operating plan, which was also added to the file. It described the business as a dog related business offering the following services;

Dog obedience classes
Dog grooming services
Dog agility classes
Doggy daycare
Doggy suites

Note: All activities will take place inside the building and they have plans for a 40 x 40 supervised play area.

The employee outline;

2 Employees in grooming and daycare.
Operating hours: Monday - Friday, 7am - 5pm.
Saturday 9am - 12pm

2 Employees in Training Classes.
Operating hours: Monday - Saturday, 9am - 9pm
Sunday 12pm - 5pm

He stated they will use the existing entrance and have 24 parking spaces with additional parking behind the building. The sign will be affixed to the building, centered above the main entrance door. It will be 8' x 2' at the base and have an arc 3' x 5' wide, non-lit and the colors will complement the existing building colors.

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Mr. Countermine stated he has already erected a fence for a supervised area for the dogs to relieve themselves. Mr. Heber asked if he was just here for a site plan review, Mr. Colozza interjected this parcel is in the Commercial Residential zone and this project would be considered a kennel type business which is not specifically allowed. He continued Mr. Countermine has to go for variances. Mr. Countermine asked if it would be considered a kennel because there will be no free space outside however there will be kennel suites for dogs to occasionally stay overnight but everything will be inside the building and they would mostly operate during the daytime hours listed in the business plan. Mr. Durr reiterated that the business would only operate during the day, Mr. Countermine responded the grooming will be from 7am to 5pm, the training will be a little more extended into the evening because the owners attend the classes with their dogs and it has to be after their work hours. Mr. Durr asked if it fit the definition of a kennel, Mr. Colozza responded yes, for the purpose of boarding and training. Mr. Heber asked if that parcel had agricultural variances previously because it is in the Commercial Residential zone. Mr. King asked if it was applied for or granted? Mr. Heber asked if there were any variances issued for the previous business Reed's Hydraulics? Mr. Colozza stated yes however, they were different variances for the specific use. Mr. Heber asked if it were more specific to a kennel and not a veterinarian, and Mr. King asked how many dogs would be present at one time? Mr. Countermine responded the training are one hour sessions and there are approximately 10 to 12 dogs in each. Mr. Heber then asked if they then leave the premises with their owners, Mr. Countermine said yes, and added his daughter currently has 6 to 8 existing customers for grooming, which usually takes 3 hours for each and occasionally they may have a couple stay the night in the indoor doggy suites. Mr. Durr asked how many overnight at one time. Mr. Countermine said they plan on 5 maximum. Mr. Durr asked if there were any residence nearby, Mr. Heber stated there is a horse farm next door and homes behind this parcel. Mr. Colozza said there is also a camp ground across the road. Mr. King stated he did not see any major issues with this application, Mr. Countermine would just have to go to the Zoning Board of Appeals and have a public hearing to allow for public comments. Ms. Black and Mr. Heber agreed. Mr. Colozza said this Board could send a recommendation to the Zoning Board for consideration of the variances. Mr. Heber asked if they could hold one public hearing? Discussion ensued on the possibility of a joint public hearing with the Zoning Board of Appeals on March 10th. Mr. Countermine stated he is willing to plant trees as a screen in the front of the property to block the headlights of the vehicles from shining into the camp ground.

Mr. Heber made a motion to submit a favorable recommendation to the Zoning Board of Appeals for approval, Mr. King 2nd the motion,
All in attendance unanimously agreed.

Mr. Countermine asked if there were any additional items he should be prepared to address at the public hearing? Mr. King stated they may like to see the lighting, restrooms, well and septic addressed, Mr. Heber suggested he delineate it all on the map. Mr. King asked what the requirements for a handicap entrance were, Mr. Colozza said the building is almost all set up for that from when Reed's Hydraulics was there except for parking, he added he was unsure about the well and septic requirements because of the grooming aspect. He stated wells, for camp grounds require 5 gallons per head per day, but he did not know about the septic due to the extra use and nature of grooming dog hair he may need a separate tank. Mr. Countermine asked who regulates that? Mr. Colozza responded public health and he would call Mike Shaw to find out if anything is needed. Mr. Durr asked if there were any additional questions and reiterated that Mr. Countermine address the lighting, noise, parking and hours of operation on the map and then he asked if the neighbors were aware of this project. Mr. Countermine said yes he has talked with Mr. Foreman and he is ok with it.

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Mr. Heber made a motion to schedule a public hearing for March 10th and ask the Zoning Board of Appeals if they wanted to make it a joint public hearing.

Mr. King 2nd the motion,

All in attendance unanimously agreed.

ACTION

A Public Hearing will be scheduled for March 10th, request for a joint public hearing will be sent to the Zoning Board of Appeals. Favorable recommendation to the Zoning Board of Appeals. Application will be submitted to Saratoga County Planning for review.

Application #: 0003-14

Minor Subdivision

Application: JeanAnn Dennis

SBL(s): 105.-1-28.111 & 105.-1-28.4 & 104.-1-110

Location: 221 Peters Rd

Zoning: Agricultural

Acres: Approximately 115.86

Jason Tommell of Tommell & Associates introduced himself to the Board and explained he would be representing Ms. Dennis. He explained he was before this Board in January for a lot line adjustment affecting these same lots to separate the existing dwelling from the agricultural lot. This application is to subdivide the large agricultural lot into 2 separate lots for the owner to increase their chances of selling them. He stated they will put a note on the map indicating if the agricultural use ceases they will require deep hole and perk test in addition to returning to this Board. Mr. Heber asked if it would be 3 lots, one for the house and 2 agricultural lots, Mr. King asked what the reason for the 2 agricultural lots was. Mr. Tommell responded to give the owner more options and make them easier to sell. Mr. Heber asked what the road frontage was. The Board then reviewed the maps. Mr. King stated the maps need the "Right to Farm" language, the road frontage and the River. Mr. Tommell agreed. Mr. Heber suggested he add to the note that they must come back to this Board for anything in the Shoreline Overlay. Mr. Tommell agreed and stated he will add better language and site the Town's codes. Mr. Heber agreed and said these will be unapproved lots not ready to build on.

Mr. Heber made a motion to schedule a public hearing for March 10th,

Mr. Durr 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber then stated a long form State Environmental Assessment Form will be needed because of the agricultural zone. Mr. Tommell agreed.

Mr. Durr asked if there were any additional questions or concerns, none were noted.

ACTION

Public Hearing to be scheduled for March 10th, Applicant will submit a long form SEQRA.

PUBLIC PARTICIPATION

None

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MISCELLANEOUS

Mr. Heber made a motion to accept the January Planning Board Minutes,
Mr. King 2nd the motion,
All in attendance unanimously agreed.

Mr. Durr asked if there were any other business for the Board, none was noted.

Mr. Heber made a motion to adjourn the monthly meeting at 7:35 pm,
Mr. King 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS:

Regular monthly Planning Board meeting to follow public hearing March 10, 2014, 7:00 PM.

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk