

Town of Northumberland Planning Board
Minutes
Subject to Approval
Monday, June 13, 2011 7:30 pm
Page 1 of 3

Present: Brit Basinger, James Heber, Susan Martindale, Lisa Black , John DeLisle, Kevin Pumiglia and Wayne Durr, Chairperson

Absent: CJ Lofgren and Jeff King - Vice Chairperson

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

Mr. Durr, Chairperson called the room to order and opened the Monthly Meeting 7:30 PM,
All in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

None

NEW BUSINESS

Lot Line Adjustment

Application #0010-11

Applicant: Allen Wood

Location: 329 Goff Road

SBL#: 156.-1-9, (15.1) & (15.2)

Zoning: AG

Acres: 86+ acres

Status: Preliminary

Mr. Wood explained he would like input from this board on a lot line adjustment before he purchased the actual property. He explained he owns property on Goff Rd in the Town of Northumberland and there is a developer that owns land surrounding his farm he would like to purchase and join to his. He stated there was a conflict with the other owner and the actually property lines however, that has been resolved. Mr. Wood explained there are two different parcels he would like to purchase one on the same side of the road as his farm and one across the road. Mr. Heber asked for clarification on the map and Mr. Wood elaborated. Mr. Heber reiterated that they would be taking some out of one parcel and adding it to another without creating a new lot, which he stated should not be a problem. Mr. Basinger asked about the lot across the road if that would be a new lot, Mr. Wood responded no he would be adding that to his parcel as well. Mr. Heber said as long as they were contiguous. Mr. Wood said he would be the only land owner to be able to do this adjustment. Discussion ensued on the parcels surrounding. Mr. Wood asked what he would need to complete this proposal. Mr. Heber stated the Board needs to look at a survey map showing the proposed changes. Mr. Colozza explained that Mr. Wood could request exemptions from some items such as the public hearing and other subdivision requirements along with the Planning Board fees. Mr. Basinger stated they could approve this lot line adjustment contingent upon the survey. Mr. Colozza said the Board needs to obtain permission from the current owner to proceed. Mr. Wood said he just wanted to know if his proposal was possible. Mr. Heber said it should be possible if the Board got a survey map with the proposed changes. Mr. Pumiglia stated Mr. Wood could purchase the property and keep the money in escrow until the lot line adjustment was approved. Mr. Heber added they will also need new deed(s) joining the lots. Mr. Wood asked if his surveyor would be in charge of that, Mr. Heber said yes the surveyor could do that. Mr. Basinger asked Mr. Colozza if there were any issues with this proposal, Mr. Colozza responded no if it is just a lot line adjustment. Mr. Wood and the Board exchanged courtesy and Mr. Wood stated he would return to this Board at a later time to proceed when he has more information from the seller.

ACTION

None at this time.

Town of Northumberland Planning Board

Minutes

Subject to Approval

Monday, June 13, 2011 7:30 pm

Page 2 of 3

MISCELLAOUS

May Meeting Minutes, Mr. Durr asked if there were any changes for the May meeting minutes, none were noted.

Mr. Heber made a motion to accept the May meeting minutes,

Ms. Black 2nd the motion,

All in attendance unanimously agreed.

Mr. Durr asked if there were any additional business for the Board. Mr. Heber asked what the status was of the application for the Stump Dump closure on Grange Hall Road. Mr. Colozza stated he has not heard from Mr. Powell, the last he knew was Mr. Powell had the survey completed however, he has not seen any maps as of yet.

Mr. Durr asked when Jim Mitchell, the Town's Engineer, would be visiting the site, Mr. Colozza stated Mr. Mitchell is waiting to see an engineered plan to be able to review it at the site. Mr. Colozza then added Mr. Powell can only sort stuff out at the site, he cannot start any of the closing process. He added Mr. Powell is only allowed to complete what DEC has requested.

Mr. Heber stated he has received numerous phone calls from the homeowners within the C & S Construction subdivision, Brampton Woods pertaining to the application for the Zero Lot Lines and construction of duplexes. Mr. Colozza interjected they are not considered duplexes, they are single family residences with a fire wall, zero lot lines because the developer is having trouble selling those lots. Mr. Heber stated this is an approved subdivision, the developer created the rules for a cluster subdivision, there is no hardship because he cannot sell, he has to prove a hardship in order to be granted a variance. Discussion ensued on the application before the Zoning Board of Appeals. Mr. Colozza stated the explanation Mr. Waldron had given the Zoning Board was moving the dwellings closer together would actually give the buyers more privacy in their yards. Mr. Basinger agreed with Mr. Heber the developer at the time of the subdivision approval did agree with the rules set forth for this subdivision. Mr. Heber added there is a Homeowner's Association in this subdivision, and then he asked if Mr. Waldron owned more than 25 lots to have control over the subdivision, if he does not retain ownership of at least 25 lots he has to get permission from the Homeowners Association for any changes. Mr. Colozza stated anyone has the right to ask for a variance. Mr. Basinger asked what the status of this application was with the Zoning Board. Mr. Colozza said the Zoning Board members are visiting the site to get first hand visuals. Mr. Basinger stated this is an approved subdivision and he did not know why they are evening letting them consider changing it. Discussion on the zero lot lines ensued. Mr. Basinger asked what the protocol would be to notify the Zoning Board of concerns this Board has with this application. Mr. Durr asked when the next Zoning Board of Appeals meeting was, the Clerk responded July 6th at 7:00 PM. Mr. Durr asked her if she would send an agenda to each member of this Board for the Zoning Board meeting, the Clerk agreed. Mr. Heber asked if the Homeowner's Association was notified and if Doug Ward, the Town's Attorney, has been consulted. Mr. Colozza said Mr. Ward has not been contacted as of yet. Mr. Heber stated the Zoning Board of Appeals needs more information to be able to make a decision. Mr. Basinger asked if they could make a motion to recommend the Zoning Board of Appeals Deny the application for zero lot lines. Mr. Durr asked Mr. Colozza if they could move to recommend that, Mr. Colozza stated yes, this Board can make a motion and vote to make a recommendation to the Zoning Board of Appeals.

Mr. Basinger moved to make a motion to request the Chairperson of the Zoning Board of Appeals of the Town of Northumberland contact this, the Planning Board of the Town of Northumberland in regards to the following concerns for Application # 0009-11, Applicant C & S Construction, Variance for Zero Lot Lines;

1. This is a cluster subdivision approved by the Town of Northumberland Planning Board and the developer.
2. Has the Homeowners Association been contacted, the applicant needs permission to proceed.
3. No zero lot lines have been approved by the Planning Board of the Town of Northumberland.
4. Request the Zoning Board look to see what the dwellings would be considered, Town houses and / or Condos are not allowed in the Town of Northumberland.

Mr. Heber 2nd the motion,

All in attendance unanimously agreed by vote.

Mailed 6/14/2011

Town of Northumberland Planning Board

Minutes

Subject to Approval

Monday, June 13, 2011 7:30 pm

Page 3 of 3

Mr. Heber made a motion to recommend to the Zoning Board a denial of the zero lot line variance for application #0009-11, for applicant C & S Construction.

Mr. Basinger 2nd the motion,

All in attendance unanimously agreed by vote.

Mr. Durr asked who was on the Zoning Board of Appeals, Mr. Colozza responded with the members names.

Mr. Heber made a motion to adjourn the monthly meeting at 8:15 PM,

Mr. Basinger 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS:

Joint Public Hearing scheduled with the Zoning Board of Appeals, July 6th, 2011 at 7:00 PM for Application #: 0008-11, Theresa Rousseau, Home Occupation

Regular Monthly meeting July 11th, 2011 - 7:30 PM.

Respectfully Submitted,

Tia Kilburn,

Planning Board Clerk