

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, June 11, 2012 7:15 pm

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Present: Susan Martindale, Lisa Black, Brit Basinger, Jeff King - Vice Chairperson. and Wayne Durr, Chairperson.

Absent: CJ Lofgren, James Heber and John DeLisle.

Town Employees Present: Tia Kilburn, Clerk

Mr. Durr called the room to order at 7:31 PM.

All in attendance stood and recited the Pledge of Allegiance

Mr. Durr, Chairman of the Board announced the following application;

Site Plan Review / Home Occupation

Application #: 0004-12

Applicant: Lois Jenkins

SBL#: 129.15-2-4

Location: 244 Colebrook Rd

Zoning: R-3

Mr. Durr stated the Zoning Board of Appeals approved the area variance for this application and closed the joint public hearing. He added they declared a negative declaration on the State Environmental Quality Review Form, SEQRA. Mr. Durr then asked if Mrs. Jenkins had a plan for a sign, she responded yes it was in the file. Mr. Durr asked the Board if there were a motion for this application. Mr. King stated he missed the last meeting, Ms. Martindale asked if there was anything significant from the joint public hearing, Mr. Durr stated they approved the variance, declared negative declaration on the SEQRA and closed the public hearing.

Mr. Basinger made a motion to approve the site plan review for a special use permit for application # 0004-12 as submitted,

Ms. Martindale,

All in attendance unanimously agreed.

NEW BUSINESS

Minor 2 lot subdivision

Application #: 0005-12

Applicant: Sam Salvi

SBL#: 103.3-1-2.12

Location: 185 Gurnsprings Rd

Zoning: R-3

The Clerk stated Mr. Salvi's attorney Mr. Hogan phoned the office and said they would not be attending this meeting. Mr. Durr explained the application to the Board as it was submitted to the Zoning Board of Appeals. He stated it will need two area variances, one for each lot, because it is in the Residential 3 acre zone and Mr. Salvi only has 3 acres. Mr. Durr stated the subdivision will create substandard lots, he added it currently has a mobile home on the lot and Mr. Salvi wants to build a small single family residence for himself and rent the trailer. Mr. Basinger asked if there were any reason they would want to approve this application creating two substandard lots. Mr. Durr stated the Zoning Board of Appeals listened to the applicant and advised the procedure including creating substandard lots. Mr. Durr then said the Attorney representing Mr. Salvi stated Mr. Salvi was a respected citizen of the Town and he would be improving the neighborhood.

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MISCELLANEOUS

Mr. Durr Asked the Clerk if Mrs. Wilber would be in attendance at this meeting and the Clerk stated she needed to get her deed and a map or at least something updated to proceed. Mr. King asked the status of Mrs. Wilbers application. Mr. Durr explained the Zoning Board of Appeals left the joint public hearing open due to the fact they need additional information, the maps in the file appear to be all different. He stated the Board requested Mrs. Wilber submit her deed and some kind of survey map to indicate the property lines and the location of the building. Mr. Durr discussed the events of the joint public hearing, Mr. King reiterated that they can do nothing until they receive the additional items, Mr. Durr agreed.

Mr. Durr stated he spoke with Doug Ward, the Town's Attorney pertaining to Mr. Danks application and Mr. Ward said the applicant's should phone him directly.

Mr. King made a motion to accept the May Planning Board Meeting Minutes as submitted,
Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

Mr. King made a motion to adjourn the monthly meeting at 7:45 P.M.,
Mr. Basinger 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS:

Joint Public Hearing with the Zoning Board of Appeals, Remains open for Application # 0002-12, Wednesday, June 27, 2012, 7:00 P (due to the 4th of July Holiday).

Regular Planning Board Monthly Meeting July 9th, 2011, 7:30 PM.

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk