

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, May 09, 2011 7:15 pm

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Present: CJ Lofgren, James Heber, Susan Martindale, Lisa Black , acting member, John DeLisle, acting member,

Absent: Brit Basinger, Kevin Pumiglia, Jeff King - Vice Chairperson and Wayne Durr, Chairperson

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

Mr. Heber assumed position of Chairperson at the members request, called the room to order and opened the Public Hearing at 7:20 PM,

All in attendance stood and recited the Pledge of Allegiance

PUBLIC HEARINGS

Site Plan - Photography Studio / Home Occupation

Application #0007-11

Applicant: Tim Greer

Location: Lindsay Road

SBL#: 130.-1-2.11

Zoning: R-1

Acres: 6.35 acres

Status: Public Hearing

Mr. Greer explained his application for a photography studio out of his home on Lindsay Hill Rd. Mr. Heber asked if there were any questions or comments. None were noted. Mr. Heber stated the public hearing would be left open until 7:30 PM.

Site Plan - Soil Disturbance

Application #0002-11

Applicant: Timothy Powell

Location: 346 Grange Hall Rd

SBL#: 144.-1-6.3

Zoning: AG

Acres: 6.62 acres

Status: Public Hearing - remains open

Not Present. Mr. Heber asked Mr. Colozza if there was any new information on this application. Mr. Colozza said he received a phone call from Mr. Powell and the survey is complete however he does not have the maps yet from the surveyor. Ms. Lofgren asked about the engineered plan. Mr. Colozza said the survey had to be completed first to mark the elevations and property pins have to be replaced. Ms. Lofgren asked if Mr. Powell has hired an engineer. Mr. Colozza said yes, as far as he knows.

Mr. Heber opened the monthly meeting at 7:30 PM.

OLD BUSINESS

Site Plan - Photography Studio / Home Occupation

Application #0007-11

Applicant: Tim Greer

Location: Lindsay Road

SBL#: 130.-1-2.11

Zoning: R-1

Acres: 6.35 acres

Status: Final

Mailed 5/12/2011

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The Board reviewed the application and Mr. DeLisle asked if the utility room has been separated to remain below the 500' requirement. Mr. Greer said yes. Ms. Martindale asked if there was any response from Saratoga County Planning. The Clerk stated they responded with "...no significant county wide or community impact". Mr. Heber asked for the State Environmental Quality Review Form and reviewed it with the Board.

Ms. Martindale moved to make a motion to accept the State Environmental Quality Review Form as a Negative Declaration, no significant impact.

Mr. DeLisle 2nd the motion,

All in attendance unanimously agreed.

Ms. Martindale made a motion to close the Public Hearing.

Ms. Lofgren 2nd the motion,

All in attendance unanimously agreed.

Mr. Heber asked about the hours of operation and if there were any other questions or concerns, none were noted.

Ms. Martindale made a motion to approve the application for a site plan review and special use permit for application # 0007-11 as submitted.

Mr. DeLisle 2nd the motion,

All in attendance unanimously agreed.

ACTION

Negative Declaration declared on State Environmental Quality Review Form, application approved as site plan review and special use permit.

Site Plan - Soil Disturbance

Application #0002-11

Applicant: Timothy Powell

Location: 346 Grange Hall Rd

SBL#: 144.-1-6.3

Zoning: AG

Acres: 6.62 acres

Status: Public Hearing - remains open

ACTION

Tabled.

NEW BUSINESS

Site Plan - Tailor and Alterations Shop / Home Occupation

Application #0008-11

Applicant: Theresa Rousseau

Location: Route 50

SBL#: 116.7-1-9

Zoning: C/R

Acres: .60

Status: Preliminary

Ms. Rousseau discussed her proposal with the Board and the Board reviewed her application. Mr. Heber stated an area variance is needed because she lacks the road frontage and acreage for this type of application. He then explained the Zoning variance procedure. He asked the Board if they had any concerns before they send her to the Zoning Board of Appeals. Ms. Lofgren asked if it is a shared driveway. Ms. Rousseau said yes, it is 35' at the garage and 30' wide at the

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road, there is plenty of room to turn around by the garage. Ms. Lofgren agreed stating there is ample space for the turn around. Mr. Heber asked if Ms. Rousseau was proposing a sign. Discussion ensued on the placement and size of the sign, Mr. Colozza stated the design is in the packet and is well within the requirements. Ms. Martindale asked if there would be any deliveries, Ms. Rousseau stated she picks her supplies up herself from sewing shops and other items are shipped to her post office box where she picks them up. Mr. Heber asked if there was a recommendation to the Zoning Board.

Ms. Martindale made a motion to send a favorable recommendation to the Zoning Board of Appeals for an area variance(s).
Ms. Lofgren 2nd the motion,
All in attendance unanimously agreed.

The Clerk stated this application has already been reviewed by Saratoga County Planning and suggested a joint public hearing with the Zoning Board. Discussion ensued on the benefits of a joint public hearing.

Ms. Martindale made a motion to request a joint public hearing with the Zoning Board of Appeals,
Mr. DeLisle 2nd the motion,
All in attendance unanimously agreed.

ACTION

Favorable referral for area variance to be sent to the Zoning Board of Appeals along with a request for a joint public hearing.

MISCELLANEOUS

April Meeting Minutes

Ms. Martindale suggested the word "stuff" changed to "requirements" on page 2, 1st paragraph, 5th line and page 3, 1st paragraph, 9th line, the Clerk agreed.

Ms. Martindale made a motion to accept the April monthly minutes as corrected,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

The Clerk asked if there was a recommendation to the Town Board for the road dedication for Misty Meadows, Caitlin Ct and Maplewood Ct.

Mr. Heber stated he had gone out to the site with Jim Mitchell, the Town's Engineer and Neil Petteys, the Town's Highway Superintendent and was not comfortable with some of the drainage, spillway and lack of ditch(es). He stated he does not have a recommendation at this time.

Ms. Martindale made a motion to adjourn the monthly meeting at 7:50 PM,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, meeting adjourned.

FUTURE MEETINGS:

Public Hearing remains open, Application #: 0002-11, Timothy Powell Monday, June 13, 2011 - 7:15 PM, followed by the regular monthly meeting.

Joint Public Hearing to be scheduled with the Zoning Board of Appeals, Application #: 0008-11, Theresa Rousseau, Home Occupation

Respectfully Submitted,
Tia Kilburn,
Planning Board Clerk