

Town of Northumberland Zoning Board of Appeals  
Meeting Minutes  
Wednesday,  
May 2, 2012 7:00 pm  
Corrected by the Zoning Board of Appeals  
Page 1 of 2

**Zoning Board Members Present:** Julie Trollip, Bruce Bemis, Carl Harrison, Clinton Barber, Vice-Chairperson and Mark Boyce, Chairperson, arrived at 7:15 PM.

**Members Absent:** Rebecca Hodgson, Hugo Leone and Jeremy DeLisle.

**Planning Board Members Present:** Wayne Durr, Planning Board Chairperson

**Town Employees Present:** Tia Kilburn, Zoning Board Clerk.

Ms. Trollip, Vice-Chairperson, called the Monthly Meeting to order at 7:05 PM.  
All in attendance stood and recited the Pledge of Allegiance.

Ms. Trollip explained the Public Hearings cannot be opened tonight due to the fact the newspaper failed to publish the public notices in a timely manner, she added the Clerk had sent out the Registered Letters at the same time as the publication request, however the Ads did not get published. The Town's Attorney, Doug Ward advised the Board to reschedule the Public Hearings and make sure they are published within the proper time frame; therefore the public hearings will be scheduled for June 6, 2012 at 7:00, PM, proceeding the next monthly meeting. She added because the registered letters were sent with tonight's date anyone wishing to speak may do so, the comments will be added to the minutes; however the public hearing(s) will not be opened until next month. If anyone is unable to be present next month they may submit any comments or concerns in writing to the Board for the Public Hearings.

Ms. Trollip announced application #0003-12 for Applicants Thomas and Sherry Koski.

Area Variance  
SBL: 104.-1-2  
Applicant: Thomas and Sherry Koski  
Application #: 0003-12  
Location: 366 Purinton Rd  
Zoning: APD

Mr. Woodworth decided to leave because the public hearings would not be opened, he stated he will return next month. Mr. Purinton stated he was in attendance for this public hearing, however since it is being rescheduled he will return next month as well.

**Action**

Tabled, Public Hearing will be scheduled for June 6, 2012 at 7:00 PM.

Area Variance / Home Occupation  
SBL: 129.15-2-4  
Applicant: Lois Jenkins  
Application #: 0004-12  
Location: 244 Colebrook Rd  
Zoning: R-3

Mrs. Jenkins stated she would also leave and return next month, no other comments were noted.

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Page 2 of 2

Action

Tabled, Public Hearing will be scheduled for June 6, 2012 at 7:00 PM.

SBL: 116.-2-27.2

Applicant: Maureen Wilber

Application #: 0002-12

Location: 4737 State Route 50

Zoning: C/R

Maureen Wilber stated she was upset that she had to wait another month, and could possibly lose a tenant. Mr. Ciccarelli of 4730 Route 50, stated he resides directly across the road from this parcel and had just a few concerns. He stated when a previous tenant T-n-T was occupying that location the diesel smoke from the trucks permeated right into his home, he stated they would leave the tractor trailers running all night and he had to put up with noise and smoke all night, therefore hours of operation are a concern for him. He said he does not want to stop anyone from using the garage, he would just like decent hours of operation. Ms. Trollip thanked him for his comments and reminded him that if he is unable to attend the public hearing next month, he should put it in writing and submit his concerns to the Board. Mr. Ciccarelli stated the main concern he has is the noise and smoke and environmental issues. Daniel Kapsa stated he resides at 4733 Route 50, located behind the garage at the location for the application. Mr. Kapsa said he has been in the office and obtained copies from the file, and after reading over the paper work from the file he is a little confused. He said he would like some clarification of the use intended, and that the minutes of previous meetings mention an "agreement with neighbors" he stated he has never had any agreement with the owner of that property. He also stated another of his concerns was being forced to look at used vehicles at the end of his driveway every day. Ms. Trollip stated this application is for consideration for a public garage, and she read the definition of a public garage from the Town's Ordinance, she then stated if the variance is granted all of the things mentioned in the definition could be performed there. Mr. Kapsa said he is not trying to stop anyone from using it he just had concerns. Ms. Trollip stated she just wanted them to be aware of the definition of a public garage.

Ms. Trollip asked if there were any other comments, none were noted.

Mr. Boyce asked if anything has been received from Saratoga County Planning, the Clerk stated she received " No significant county wide or inter community impact" response from them. He then asked if a State Environmental Quality Review Form had been submitted. The Clerk retrieved a short form from the file and gave it to Mr. Boyce.

Action

Tabled, Public Hearing will be scheduled for June 6, 2012 at 7:00 PM.

Ms. Trollip asked Mr. Durr, Chairman of the Planning Board if he had any comments. None were noted.

Mr. Bemis made a motion to adjourn the monthly meeting at 7:20 PM,

Mr. Harrison 2nd the motion,

All in attendance unanimously agreed.

**FUTURE MEETINGS**

June 6, 2012, 3 Joint Public Hearings (with Planning Board) proceeding monthly meeting.

Respectfully submitted,  
Tia Kilburn, Zoning Board Clerk