

Town of Northumberland Zoning Board of Appeals
Meeting Minutes
Wednesday,
September 6, 2012 7:00 pm
Accepted by the Zoning Board of Appeals
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Zoning Board Members Present: Julie Trollip, Vice-Chairperson, Hugo Leone, Bruce Bemis, Carl Harrison, and Jeremy DeLisle.

Members Absent: Clinton Barber, Rebecca Hodgson and Mark Boyce, Chairperson.

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

Ms. Trollip, Vice-Chairperson, called the Monthly Meeting to order at 7:07 PM.
All in attendance stood and recited the Pledge of Allegiance.

Public Hearing

Ms. Trollip announced application #0006-12 for Applicant Dolores Valenti.

Area Variance

SBL: 130.-1-17.1

Applicant: Dolores Valenti

Application #: 0006-12

Location: 940 Route 32 N

Zoning: Agricultural

Ms. Trollip re-capped this application for the Board. Ms. Valenti appeared before the Board and explained her request for an area variance. The property is located in the agricultural zone however she had sold some land not realizing she needed to retain 10 acres for agricultural pursuits. She stated she now wanted to sell the home and property and would like to market it as agricultural use. Ms. Trollip noted Ms. Valenti retained 6.85 acres after selling some property to Mr. Barber a neighboring farmer. Ms. Valenti stated Mr. Barber also used additional land of hers for agricultural purposes. Ms. Trollip asked if she had also retained the barn and paddock, Ms. Valenti said yes and showed them to the Board on the map. Mr. Leone noted this application was properly advertised and notices were sent out, he then asked if there were any correspondence from the public. Ms. Trollip asked if there were any questions or comments from the public, none were noted. Mr. Leone asked if there was a State Environmental Quality Review Form, the Clerk pulled a short State Environmental Quality Review Form from the file. Ms. Trollip read the form aloud and the Board assisted in completing the form.

Mr. Leone made a motion to declare a Negative Declaration, no significant impact, on the State Environmental Quality Review Form,

Mr. Harrison 2nd the motion,

All in attendance unanimously approved.

Mr. DeLisle made a motion to close the public hearing,

Mr. Leone 2nd the motion,

All in attendance unanimously approved.

Regular Monthly Meeting

Ms. Trollip opened the regular monthly meeting at 7:18 pm, and asked if there were any comments or concerns for Application #0006-12, none were noted.

Mr. Leone made a motion to approve application # 0006-12, for a 3.15 acre area variance as proposed by Dolores Valenti,

Mr. Harrison 2nd the motion,

All in attendance unanimously approved

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Ms. Trollip asked if there were any conditions to be placed on this approval.

ACTION

Public Hearing Closed, Negative Declaration Declared on the SEQRA, Application Approved as Submitted.

Ms. Trollip asked if there were any additional business for the Board, Mr. Colozza stated they should do something with application #0005-12, Sam Salvi for 2 area variances.

Discussion ensued on Mr. Salvi's application and the lack of activity for it. Ms. Trollip asked if the Clerk could draft a letter to the applicant and ask his intention for this application. Mr. Harrison stated they could just ask if the applicant wanted to proceed, Ms. Trollip agreed. Mr. Colozza stated if there is no action it should be dropped from the agenda.

Ms. Trollip asked if there were any more business for the Board, none was noted.

Mr. DeLisle made a motion to close the monthly meeting at 7:26 pm,
Mr. Leone 2nd the motion ,
All in attendance unanimously approved

FUTURE MEETINGS

October 2nd, 2012 - As Needed

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk