

Town of Northumberland Zoning Board of Appeals
Meeting Minutes
Wednesday,
March 5, 2014 7:00 pm
Subject to Approval by the Zoning Board of Appeals
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Zoning Board Members Present: Bruce Bemis, Carl Harrison, Jeremy DeLisle, Hugo Leone, David Gougler, and Mark Boyce, Chairperson.

Members Absent: Rebecca Hodgson and Julie Trollip, Vice-Chairperson

Town Employees Present: Tia Kilburn, Zoning Board Clerk

Mr. Boyce, Vice-Chairperson called the Monthly Meeting to order at 7:15 PM.
All in attendance stood and recited the Pledge of Allegiance.

OLD BUSINESS

None

NEW BUSINESS

Application #: 0002-14, Randal Countermine / Route 50 Commerce Centre, Use Variance & 2 Area Variances.

Mr. Countermine was not present, the Board reviewed the applications and packet of information submitted along with the Planning Board minutes for the application. The Planning Board sent a favorable recommendation for the variances and invited the Zoning Board of Appeals to a joint public hearing if they deemed their application was complete.

After review of the applications and information Mr. Boyce asked the Board what their thoughts were to join the public hearing with the Planning Board, Mr. Harrison asked when it was scheduled for, Mr. Gougler responded the letter stated Monday, March 10th. Mr. Boyce stated this Board will need to be represented Monday and asked if they felt the application was complete. Mr. Leone asked about a SEQRA, State Environmental Quality Review form, Mr. Harrison agreed they would need one before an approval. Mr. Boyce stated since the Planning Board had taken charge of the public hearing they could also take lead for the SEQRA form. Mr. Boyce stated concern there was nothing written in the area for the "Unique Hardship" area of the Use Variance Application however, it eludes to the zoning and not being an allowed use in the "Reasonable Return" area. Mr. Leone asked what the unique hardship would be, Mr. Boyce stated because kennels are only allowed in the R-3, residential 3 acre zone, Mr. Delisle agreed it would be a hardship because the R-3 zone is the only zone kennels are allowed. Mr. Boyce stated they could wait a few more minutes for the Applicant to appear and asked if there were any other business, he then asked if there were any recommendations for Chairperson and Vice Chairperson.

Mr. Leone made a motion to recommend Mark Boyce remain as Chairperson,
Mr. Delisle 2nd the motion,
All in attendance unanimously agreed.

Mr. Leone then made a motion to recommend Julie Trollip remain as Vice Chairperson,
Mr. Harrison 2nd the motion,
All in attendance unanimously agreed.

Mr. Boyce asked if anyone would be available Monday night for the joint public hearing, Mr. Bemis and Mr. Leone said they could attend. He then asked the Clerk if she could have Mr. Countermine complete the "Unique Hardship" area on the application, sign the Area Variance form and recommend the Planning Board take lead for SEQR.

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Mr. Boyce made a motion to accept the application as complete with the completion of the "Unique Hardship" area and a signature,
Mr. Gougler 2nd the motion,
All in attendance unanimously agreed.

Mr. Bemis asked what time the meeting is on Monday, the Clerk responded 7:00 PM.

Mr. Boyce asked if there were any other questions or concerns, none were noted, he then added the Zoning Board of Appeals will not be able to make a decision until their next regular monthly meeting and discussed the timing and concern if the Planning Board approved the application before the variances, the Clerk stated they could make it contingent on the variances because without approval for the variances the Planning Boards approval would be null and void. He also asked the Clerk to let the applicant be aware it is in his best interest to appear at the Board meetings.

Mr. Boyce made a motion to close the monthly meeting at 7:30 pm,
Mr. Gougler 2nd the motion,
All in attendance unanimously approved

FUTURE MEETINGS

Joint Public Hearing with the Planning Board, Monday, March 10, 2014 at 7:00 PM.
Regular Monthly Meeting, Wednesday, April 2nd, 2014 at 7:00 PM.

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk