

**TOWN OF NORTHAMPTON  
ZONING BOARD OF APPEALS  
May 28, 2014**

The Town of Northampton Zoning Board of Appeals held their regular scheduled meeting on Wednesday, May 28, 2014. The meeting was called to order by Chair Darling at 7 p.m. in the Municipal Building, 412 South Main St., Northville, NY.  
Chair Darling led the Salute to the flag.

**PRESENT:** Members: Heidi Darling, Bruce Backer and Thomas Corrigan  
Absent: Members: Jeff Daum, Heather Simpson and Alternate Patrick Donovan

**Town department representative in attendance was:**  
Matthew Ginter, Code Enforcement Officer

**Also present:**  
Planning Board members: Chair-Bob Smith, Steven Naple, Jack Groff and James Conkling

**RECORDING SECRETARY:** Elaine Mihalik, Town Clerk/ZBA Secretary

At a duly held meeting of the Town Board of the Town of Northampton held on May 21, 2014 Councilman Anderson motioned to approve appointing Heidi Darling as Zoning Board of Appeals Chairman and Jeff Daum as the Zoning Board of Appeals Deputy Chairman, seconded by Councilman Roosa and passed by,  
5-Ayes: Groff, Roosa, Simmons, Gritsavage and Anderson      0-Nays

**MINUTES:** Member Backer motioned to approve the April 23, 2014 minutes as presented by Town Clerk/ZBA Secretary, seconded by Deputy Chair Corrigan, and Adopted by 3 -Ayes: Darling, Corrigan, and Backer      0-Nays

**DISCUSSION:**  
The Town Planning Board members and Zoning Board of Appeals members met to review and discuss the Town of Northampton Zoning and Subdivision Law and any adjustments and recommendations that may need to be addressed in the Law.

Page 85- Lot Line adjustment 3B state what perimeter for Public Hearing Area we should contact. Currently contacting property owners for an Area Variance is within 500 feet. Sometimes we have to contact 40 to 45 people and we charge \$5.00 per home owner. That could get expensive.

**Suggestion:** Have it reference to what area that should be and place that in one section instead of through the different categories. Within those categories you can post whether a Public Hearing is required or not and based on what the individual is applying for we would know who gets contacted.

1. Use Variance- **Contact property owners within the 100 foot or 200 foot perimeter of the proposed project area.**
2. Area Variance-**Contact property owners adjoining and across the street within the proposed project area.**

Subdivision Law – Currently, we do not have any perimeter for the Public Hearing Area. We should.

**Suggestion:** Have it reference to what area that should be, also.

3. Minor Subdivision (1 to 4 lots) - **Contact property owners adjoining and across the street within the proposed project area.**
4. Major Subdivision (5-or more lots) –**Contact property owners 500 foot from the proposed project area.**

Chair Darling: What do other surrounding Towns do?

Matthew Ginter: I have checked with Mayfield and Edinburg and what I just quoted to you is what they do.

5. Lot line adjustment-leave it the way it is.
6. Should it there be a posting on website?
7. Notation or footnote on tax bill?
8. Town Board should decide on a fee for Minor and Major Subdivisions.
9. Temporary use permit
10. Page 122-Take out verbiage (~~undeveloped~~) and add “**and must be removed**”
11. Page 111-make a separate section – add (**If required**) for the trees.  
**Guest Cottage-use ½% of main house (same as APA footprint of the Building excluding decks and porches)**
12. Page 167-Front Yard-include (**setback**) at end of sentence.
13. Survey map should be a requirement for an Area Variance.

The next scheduled Zoning Board of Appeals meeting will be held Wednesday, June 25, 2014 at 7 p.m.

Having no further business come before the board, a motion to **adjourn** the meeting at 8:51 p.m., was made by Chair Darling, seconded by Backer and passed by,

3-Ayes: Darling, Corrigan, and Backer                      0- Nays

Respectfully submitted,

Elaine Mihalik  
Town Clerk/ZBA Secretary