

**TOWN OF NORTHAMPTON
ZONING BOARD OF APPEALS
March 23, 2016**

The Town of Northampton Zoning Board of Appeals held a Public Hearing on Wednesday, March 23, 2016. The meeting was called to order by Chair Darling at 7:00 p.m. in the Municipal Building, 412 South Main St., Northville, NY
Chair Darling led the Salute to the flag.

PRESENT: Chair: Heidi Darling
Members: Thomas Corrigan, Dennis Miller and Jeff Daum
Excused Member Bruce Backer

Also present: Code Enforcement Officer, Matthew Ginter; Attorney Michael Albanese; Leslee Shibley and Bill York

RECORDING SECRETARY: Elaine Mihalik, Town Clerk/ZBA Secretary

MINUTES: Member Daum motioned to approve the September 23, 2015 meeting minutes as presented by the ZBA Secretary. Seconded by Member Miller and passed by
4-Ayes: Darling, Corrigan, Miller and Daum 0-Nays

Zoning Members reviewed the application received for Case #Z01-16 from Leslee and Kurt Shibley, 111 Rolling Meadows 1, Gloversville, NY.
Parcel #59.4-1-28 at 603 Bunker Hill Road, Mayfield, NY in the Town of Northampton, Fulton County, NY

Provisions to the Town of Northampton Zoning Law: Front yard and rear yard setback not met.
Schedule B: Dimensional Standards, required yard setbacks
Type of Action request: Area Variance

PROPOSED: Applicant is requesting a 11' variance on front, 13' variance on rear.

Members agreed there was

1. a copy of deed for the parcel;
2. a survey of existing building;
3. stamped proposed survey with proposed construction, off set in the back, the well, the location of the driveway;
4. a copy of the variance application indicating the zone that the building is in Lakefront residential;
5. the setback requirements to the zone require the variance;
6. the dimensions are listed;
7. the application is completely filled out;

The only thing I see that is relevant to this application's completeness on the survey is the exterior exit to the basement stated Deputy Chair Corrigan. It should be showing the foundation plan. It only shows the rear lot setback encroachment being the length of the building not to include the foundation for the bilco door. It should be on the survey stated Deputy Chair Corrigan. One should have included the features and that is one of the features, that 2 foot setback request applies to that also. You need to have the surveyor modify the survey, to show what the foundation encroachment is for that exterior exit/entrance way.

Deputy Chair Corrigan explained that if we are going to have foundation construction 2 foot from the rear property line, that should be included as part of that variance. Discussion ensued on the review of the proposed stamped survey and the hand drawing.

When you construct the new house are the garage and shed going to be removed asked Chair Darling?

Leslee Shibley stated, Correct everything will be demolished.

The Zoning Board of Appeals members deemed this application complete and a public hearing will be held on Wednesday, April 27, 2016 at 7 p.m. pending the modifying of the proposed survey to include the bilco door construction. If the applicant can't get the survey done in time for the April public hearing the board will accept on professional letterhead in writing from the surveyor (Ferguson and Foss Professional Land Surveyors, PC) stating that that the proposed stamped survey is forth coming.

Deputy Chair Corrigan has informed the board that he will be part of the April 27th, 2016 meeting via Tele Conferencing.

ADJOURN

Member Daum motioned to adjourn at 7:31 p.m. Seconded by Member Miller and passed by, 4-Ayes: Darling, Corrigan, Daum and Miller 0-Nays

Respectfully submitted,

Elaine Mihalik
Town Clerk/ZBA Secretary