

**TOWN OF NORTHAMPTON  
ZONING BOARD OF APPEALS  
November 22, 2017**

The Town of Northampton Zoning Board of Appeals 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  
Member Thomas Corrigan via Tele Conference  
Members: Dennis Miller and Jeff Daum  
Excused Member Bruce Backer

**Also present:** Code Enforcement Officer, Matthew Ginter;  
Brian Osterhoat, PE; and Christian Klueg

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

**MINUTES:** Member Jeff Daum motioned to approve the April 27, 2016, 2016 meeting minutes as presented by the ZBA Secretary. Seconded by Member Dennis Miller and passed by  
3-Ayes: Darling, Miller and Daum      0-Nays

**Case #Z01-17:** Christian and Megan Klueg P.O. Box 276, Northville, NY.  
Parcel #17.2-1-28 the NYS Route 30 - Town of Northampton, Fulton County, NY.  
Provisions to the Town of Northampton Zoning Law: Article IV, Section C.1.a, Schedule B (bulk standards and setbacks)  
Type of Action request: Area Variance  
**PROPOSED:** Applicant is proposing to construct and 1,186 +/- Single Family residence on a non-conforming lot.

Chair Heidi Darling noted that the Zoning Board of Appeals members have received a new proposed 1 of 3 stamped modified new site plan survey with changes along with a proposed residence project narrative from Brian Osterhoat, PE tonight, who is representing applicants Christian and Megan Klueg.

Mr. Osterhoat explained that there has been a change in the mapping the footprint of structure that the APA has agreed with the lawful structure where when the rules were enacted. The dimensions that are proposed today allow a 260 square feet addition off the rear of that. This new site plan depicts the differences. The 19 feet on the northern side on the left side of the page is actually 18'. Where is state's 15' from the western end of the property line at the bottom of the page is actually 20' because it is a 5' addition on the proposed extension area.

While that is a 10' proposed setback variance this lot is set back a good deal because of the right-of-way. I received correspondence which is provided in the proposed narrative from the Department of Health-that they are not going to require a waiver for the proposed on-site septic system is not required because the Town is considering the proposed system as a replacement of an existing inadequate wastewater disposal system.

Chair Darling asked if there were any further discussion? Having none, a motion was made as follows:

Member Miller motioned having received the new proposed stamped modified new site plan survey with changes he and the board deems the application complete and the board is setting the Public Hearing for Wednesday, December 27, 2017 at 7 p.m. for Case #Z01-17 applicants Christian and Megan Klueg. Seconded by Member Daum and passed by a  
Vote of: 4-Ayes            0- Nays

**ADJOURN:** Member Jeff Daum motioned to adjourn at 7:11 p.m. Seconded by Member Dennis Miller and passed by,  
4-Ayes:                            0-Nays

Respectfully submitted,

Elaine Mihalik, Town Clerk/ZBA Secretary