

**TOWN OF NORTHAMPTON  
ZONING BOARD OF APPEALS  
July 24, 2019**

The Town of Northampton Zoning Board of Appeals Wednesday, July 24, 2019 meeting was called to order by Chair Darling at 7:01 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, Bruce Backer and Jeff Daum

**Also present:** Homer Horton, Ted Horton, Ted Horton Jr., and Peter Stofa

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

**MINUTES:** Member Daum motioned to approve the June 27, 2018 meeting minutes as presented by the ZBA Secretary. Seconded by Member Corrigan and passed by  
A Vote of: 4-Ayes: Darling, Corrigan, Backer, and Daum           0-Nays

**Case #Z01-19:** Homer and Wilma Horton, 309 County Highway 143, Northville, NY.  
Parcel #18.-1-9 Town of Northampton, Fulton County, NY.  
Provisions to the Town of Northampton Zoning Law: Schedule B, Minimum Lot width for Rural Residential 1  
Type of Action request: Area Variance  
**PROPOSED:** A 50' variance is requested to allow a lot size of 100' in width which will make it 150'.

The members are reviewing the application. We have an application for the Planning Board, this lot subdivision in two tier. Deputy Chair Corrigan mentioned that as he had spoken with the Bob Smith, Chair of the Town of Northampton Zoning Board. These plans went to the Planning Board first and they said you had to get a variance for the right parcel because of the width of the right parcel. A certain width based upon that you keep the left parcel legal because of the side yard set-back. What you are asking us is to is to grant you a variance to allow a 100' width on the right parcel. Correct?

Response: Yes

In order to do that you submitted an application to the Zoning Board. I have looked the application over and in my (Corrigan) opinion the application is complete. I thought we would have to ask for a survey and I see that the applicant did have that. This is going to be a prime example why we need a survey with the application.

Member Backer stated that he had questions but he deems the application as complete.

**MOTION:** Member Backer motioned that the application was deemed complete for Case #Z01-19: Homer and Wilma Horton. Member Daum seconded the motion and passed by  
A Vote of: 4-Ayes: Corrigan, Darling, Daum, and Backer           0-Nays

**MOTION:** Member Corrigan motioned to hold a Public Hearing will be set for Wednesday, August 28, 2019 at 7 p.m. for Case #Z01-19: Homer and Wilma Horton. Member Daum seconded the motion and passed by  
A Vote of: 4-Ayes: Corrigan, Darling, Daum, and Backer           0-Nays

Ted Horton stated that nothing is going to change the foot prints are going to remain the same with the access to the cabin out back. The only thing that is going to change is the line on the piece of paper (survey).

Ted Horton mentioned that Member Backer had a question he wanted to ask earlier. I think it would be appropriate at a later time but I will ask it. As I was looking at the project, I was in favor of it but my question was is this in perpetuity? The idea of Zoning is that you want to make something not for 5 years, 10 years, or 20 years and not to just make people happy. But it is really a process for 100 years. My question is, would you put a deed restriction on your property for never going beyond for what you are asking? Would that come with reduced taxes asked Ted Horton? I want my children and grandchildren to enjoy that property.  
Discussion ensued.

**ADJOURN**

Chair Darling asked if there were any further discussion? Having none a motion to adjourn was made as follows: Member Backer motioned to adjourn at 7:12 p.m. Seconded by Member Daum and passed by,

4-Ayes: Darling, Corrigan, Daum and Backer

0-Nays

Respectfully submitted,

Elaine Mihalik, Town Clerk/ZBA Secretary