

**TOWN OF NORTHAMPTON  
ZONING BOARD OF APPEALS  
May 27, 2020**

The Town of Northampton Zoning Board of Appeals held a regular scheduled meeting on Wednesday, May 27, 2020. The meeting was called to order by Chair Darling at 7:00 p.m. in the Municipal Building, 412 South Main St., Northville, NY

**PRESENT:** Chair: Heidi Darling  
Members: Thomas Corrigan, Jeff Daum and Peter Stofa  
Excused Member Bruce Backer

**Also present:** Code Enforcement Officer, Anthony Fancher

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

**MINUTES:** Member Daum motioned to approve the August 28, 2019 meeting minutes as presented by the ZBA Secretary. Seconded by Member Corrigan and passed by 3-Ayes: Darling, Corrigan, and Daum 0-Nays

It was noted that each applicant filled out and provided a different Zoning Board of Appeals application stated member Corrigan. Each application is different from each other. It was believed that one of these applications might have been down loaded off line.

The members tonight can choose between the two applications modify it and it will be used in the Code Enforcement Office as the official application this day forward.

When the application was provided to us in the past a denial letter was included with the application explained member Corrigan. Then the applicant knows why he was denied per the Town of Northampton Zoning Law.

Under, "The Following information is required".

Line item:

- Keep - A complete ZBA application
- Keep - Fee (application and mailings)
- A copy of your deed or proof of ownership. ~~Remove or proof of ownership~~  
It should read "A copy of your deed"
- Keep – A complete Building Permit Application
- Keep – A Survey map with the following (7 copies of this map are required)
- Keep – The property dimensions.
- The location of all proposed or existing well; and septic systems. ~~Remove or~~  
It should read: "The location of all proposed **and** existing well and septic systems."
- Keep – All proposed and current structures including setbacks from property lines.
- Keep – Bodies of water and wetlands. (High water mark is 771' on the Great Sacandaga Lake)
- Roads and right of ways on the property.
- Insert another line item to read: "A copy of tax map."

Discussion ensued on the reasoning of having a current survey map. An easement or right of way or anything new is not going to show up on a previous old survey map. This is where if you make an applicant show his proposed work with the building and the setbacks of the main building.

Each application lacks some information stated member Corrigan.

**Case #Z01-20 John and Leslie Tasse**

Zoning Members reviewed the application received for Case #Z01-20 from John and Leslie Tasse, 545 Sinclair Road, Northville, NY.

Parcel #61.3-1-20 in the Town of Northampton, Fulton County, NY

Type of Action request: Area Variance

PROPOSED: Applicant is requesting a garage and mudroom.

Members agreed after review and discussion that John and Leslie Tasse had an incomplete application. The following needs to be filled in by the applicants.

1. The date of the application is missing
2. Provisions to the Town of Northampton Zoning Law was not filled in; and
3. Describe desired variance line item was not filled in

**Case #Z02-20 Richard Cole**

Zoning Members reviewed the application received for Case #Z02-20 from Richard Cole, 502 State Hwy 30, Northville, NY.

Parcel #17.4-5-15 in the Town of Northampton, Fulton County, NY

PROPOSED: Applicant is requesting a garage and mudroom.

Members agreed after review and discussion that Richard Cole had an incomplete application. The following needs to be filled in by the applicant.

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1. Zoning District - was left blank
2. Provision of the zoning ordinance appealed to. (indicate article, section, sub-section, and paragraph) was not filled out.
3. Type of Action requested: Use Variance is incorrect. The applicant is not seeking a Use Variance. It should be an "Area Variance".
4. Reason for Appeal:
  - A. Strict application of the Ordinance would produce undue hardship because "needs to be filled in"
  - B. The hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this district because "needs to be filled in"
  - C. The requested variance would observe the spirit of the Zoning Laws and would not change the character of the neighborhood because "needs to be filled in"
  - D. (Use variance) was incorrectly filled in, (does not apply).

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5. Date of purchase by present owner "needs to be filled in"
6. The application was not signed and dated by the owner.

A Special meeting has been set for June 10, 2020 at 7 p.m. to review and deem if the applicants Richard Cole and John and Leslie Tasse applications are complete or not.

**ADJOURN**

Member Daum motioned to adjourn at 8:09 p.m. Seconded by Member Corrigan and passed by, 4-Ayes: Darling, Corrigan, Daum and Stofa 0-Nays

Respectfully submitted,

Elaine Mihalik  
Town Clerk/ZBA Secretary