



# Minutes

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## *Town of Corinth Planning Board! 10/20/2005*

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*Meeting called to Order 7:04pm*

*Present: Louise Reed Edwin Eggleston Jean Marcotte  
Althea Rivette Alex Pelizzi Attorney Pozefsky Fred Mann,  
Building Inspector Robert Lockwood, Engineer*

*Public Present: Gary Schumway, Don Wagner, Tim Sullivan, Ray Apholz, Bill Malesky, and Kevin Hastings*

*Motion to approve minute from September 15, 2005*

*Motion to approve: Edwin Eggleston*

*Seconded: Jean Marcotte*

*Passed: 5Ayes 0Nays*

### *New Business*

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*~ Gary Schumway, Conceptual for boundary line adjustment on Tannery Hill Road. Mr. Schumway would like to Change boundary lines from 70 acres and 12 acres to 75 acres and 7 acres.*

*- Louise notes that property is on the corner of Tannery hill Road and Minor Road*

*- There are no new lots involved with this adjustment*

*-Louise states that starting with Mr. Shumway the Town of Corinth planning Board will need a Mylar copy to be stamped by Chairman and sent on to county.*

*Polled the Board, Jean yes, Althea yes, Alex yes, Edwin yes*

*~Tim Sullivan, Conceptual for 3 lot subdivision on Wilton Road*

*-Louise questions if any environmental problems with creek that runs through property, - Sullivan states that he spoke with DEC and there are none*

*-Fred questions size of culvert needed for creek and advises to check with Town Highway Dept.*

*Draft copy*

*-Placed on agenda for preliminary for November 17, 2005 will need regular maps by this date*

*~Don Wagner, Conceptual for Elderly cottage on 111 Comstock Road, Tax Map ID#99. -2-9.1, Mr. Wagner states that he would like to do this in the spring but he is looking to put the slab down prior to winter*

*-Edwin, Althea and Alex have no questions*

*-Jean states that he has issues and wants clarification of elder cottage.*

*Jean was not present at meeting where Mark Eggleston elder cottage was discussed and approved.*

*-Marty states that Elder cottage is a mobile and that son is in house on the property and is very clearly an elder cottage, However he is willing to discuss definition of elder cottage with Jean and rest of board in an executive session due to pending litigation*

*- Edwin, Althea, Alex and Fred have no questions*

*-Louise questions map size, states to Mr. Wagner that she needs at least 5 copies and they need to be to scale 1"=50ft*

*-Marty states that map has to be to scale and that it must be to code and to come back to next meeting on November 17,2005*

*-Jean agrees and states that it should be to scale*

*-Edwin, Althea and Alex all agree*

## *Old Business*

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*~Kevin Hastings (Morgan Estates)*

*-Fred makes note that all are looking at map dated 9/17/2005*

*-Mr. Hastings first responds to Bob Lockwood about outstanding conditions for final approval on PG 1&2 of compilation of documentation in support of application, it is mentioned that all other agencies contacted that declined lead agency role.*

*-Planning board by motion duly seconded, declares itself lead agency per SEQR purposes, determines that there was no significant environmental impact and directed chairwoman to so indicate on the long environmental impact form and to sign off on behalf of the board.*

*-Louise states that public hearing is open asks for any questions*

*-Gary (a neighboring property owner) wants to know how many feet are required for road from neighbors property line, Mr. Hastings replies that a minimum of 20 ft plus 3 ft for each shoulder, the width is wider than the 60 ft minimum at it's narrowest, Bob Lockwood asks if it is over 60 ft, Hastings replies yes.*

*Kevin states it will be a standard town road, if needed, Conceptual Draft copy*

*for drainage culvert, Kevin has spoken with Bob Lockwood and is working with DOT to extend in a closed pipe and release into wetlands (conceptual) a new point of discharge pending DOT approval, if you are a neighbor to the north or south and have current drainage problems you may have these rectified when we change this point of discharge*

*-Alex questions access road, if it's inline with Well's road*

*-Kevin states yes and that current map shows it next to cemetery, however DOT desires it to be aligned with wells Road*

*-Edwin states that there is a small spring here*

*-Bob Lockwood states that DOT is aware of this spring*

*-Louise asked for any more questions -No questions*

*Motion to close public hearing~ Jean*

*Seconded: Edwin*

*All in favor 5Ayes 0Nays*

*-Louise questions plans for cemetery? Kevin states that draft for the parcel is sketched at approximately 1.28 acres and plans to follow up with board for acceptance of ownership.*

*-Althea wants to know if how cemetery is shown is how it's going to stay? Kevin replies yes*

*Althea wants to know how we would be able to get to cemetery (that only has three headstones) Kevin states that he feels that finding the road is going to be up to the town.*

*-Bob Lockwood has no questions but refers to letter from October 17,2005 stating concerns he has about lot#2 if there is enough area for house, septic, etc. But feels that the dept of health may address this concern, with 30 or 40 ft between setback and wetland buffer*

*-Alex questions why not combine it with lot #1,Hastings responds that market will drive the sale*

*-Bob Lockwood replies that 90% is wetland, let lot take care of itself, applicant has responded to what we've asked, technicalities can be worked out as we move forward*

*-Edwin questions where road is going to be? Kevin replies that it was to close to the curve to bring emergency vehicles out of and as per DOT has been moved back to original spot*

*-Louise questions material used on emergency access road, Kevin replies 8-12# rubble something to stabilize gravel and that emergency access road is not going to be used on a daily basis and only when and if front access is blocked*

*-Jean questions if on final version if there is going to be a note that states that an emergency exit is present*

*-Louise asks if everyone is satisfied, all are*

*Motion for negative environmental impact~ Jean*

*Draft copy*

*Seconded: Edwin*

*All in Favor: Yes 5Ayes 0Nays*

*-Louise asks Kevin if he is aware of letter from town and CloughHarbour Associates, Kevin replies that he is*

*Board makes motion for preliminary application, with following conditions*

*1.) Contents of Town Board letter is signed*

*2.) Contents of CloughHarbour Letter is signed*

*Note: Letters are attached to minutes*

*Motion to approve: Alex*

*Seconded: Edwin*

*All in favor: Yes 5Ayes 0Nays*

*~Ray Apholz/William Malesky*

*-Ray states that he has letter from lawyer why taxes were not paid on time*

*-Louise states that she will bring board up to date, Mr. Apholz was in front of board for preliminary in 2004, in January of 2005 final application was approved, Mylar's were never taken care of at county level, in July of 2005 Town Board signs again and process is again voided at county level*

*-Mr. Apholz states that the problem was with the bank not paying tax and that he never received current tax bill, he has a letter from lawyer dated 9/26/05 that all was okay*

*-Althea questions if he paid the 50.00 tax penalty, Mr.Apholz states that yes he did pay out of pocket and that the bank did not pay it*

*-Jean asks Louise if this is a matter of getting the maps resigned again, Louise replies yes*

*-Althea questions the 60 days, Mr.Apholz replies that he took paperwork to lawyers and paid taxes out of pocket but was unaware of 2nd taxes*

*-Louise asks why does county have record of three separate deeds, but Mylar's were never filed, Mr.Apholz reply that because of the letter he received from lawyers on the 26th that everything was okay*

*-Marty says that by town law and codes that Mr.>Apholz must refile and be put back on agenda for next months meeting*

*-Louise calls bill Malesky in front of board, Mr. Malesky states that he is buying farm (lot #1) excluding 12-13 acres which are (lots 2&3) landlocked except for right of way through the driveway.*

*-Jean questions whether to notify Town of Greenfield again*

*Marty states that it will not be necessary*

*-Louise states that we will do preliminary and final in one night on the 17th of November in order to get this matter resolved*

*Draft copy*

*Louise asks for any questions:*

*-Marty states Elder cottage and what it means, He has a request from Attorney of Mrs. Springer for appeal of permit issued to go in front of zoning board to question whether planning board followed procedure, Marty states that he feels in conflict and that the planning board hired town attorney Bob Hafner to handle this case, Marty removes himself as attorney for this case.*

*-Althea states that the complaint filed by Mrs. Springer and she's hired attorney Mr.McCaffery from Glens Falls to appeal decision to zoning board. Question is there more there at residence than agreed, Marty does not know but her attorney wants everything to stop, althea questions if there is more than one mobile home and states that it is for grandchildren that Mr.Eggleston raised and property is owned by him.*

*-Alex questions when was cottage approved, Answer was in June*

*-Jean states that we need consensus soon on what constitutes Elder cottage, feels that we don't have a consensus on what we are doing. N other planning board members indicated a need to clarify or discuss elder cottage, and no motion was made to go into executive session to discuss elder cottages.*

*Motion to Adjourn: Edwin*

*Seconded: Althea, all in favor, including Jean*

*Meeting Adjourned at 8:02pm*

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