

Minutes 01/18/2007

Town of Corinth Planning Board

Meeting called to Order 7:07pm

Present: Louise Reed Althea Rivette
Joan Beckwith Edwin Eggleston Eric Butler
Attorney Pozefsky Fred Mann, Building Inspector
Cheri Sullivan, Secretary

Public Present:

Arleen Springer, Matthew Kyarsgaard, Cheryl Healy,
Cindy Baker, Dan Fuller, David Eggleston, Paul Kyarsgaard

***MOTION TO APPROVE MINUTES FROM DECEMBER 21,**

2006~ Edwin Eggleston

Seconded~ Joan Beckwith

All in Favor~ Edwin, Althea, Joan, Eric

New Business:

- 1) Wayne & Cynthia Baker: Tax Map ID# 87.1-1-17.111

Cynthia Baker was before the Planning Board for a conceptual for a minor 3 lot subdivision of property located at 65 Fuller Road. There is 23.33 acres of land with this property and 410 ft of road frontage. There is a 60 ft right of way that extends back to proposed lot #3. This parcel of land is zoned R2. There was some discussion as to whether or not the right of way along the adjoining properties was in their deeds. Mrs. Baker said that it was. There was also discussion on whether there are wetlands and a stream on this property. There are not any wetlands. Attorney Pozefsky said that all of the neighbors adjoining properties must be noted on the survey map in order for the map to be up to Town Code. Attorney Pozefsky also pointed out that the septic systems must also be showing on the maps. Mrs. Baker was reminded about neighbor notification letters that need to go out and was placed on the agenda for February 15, 2007 for the Preliminary/ Final application and a

Final Public hearing notice will be published ten days prior to the meeting.

Old Business:

1) Cheryl & Robert Healy: Tax Map ID#73.52-1-35

Cheryl Healy was before the planning board for a Preliminary/Final application and a public hearing for both was published in the Post-Star. This parcel of property is zoned R1. Letters of notification were mailed to the Adirondack Park Agency, the Village of Corinth and the Saratoga county Planning Board. Chairperson Reed asked the Board members if they had any questions for the applicant. The board members said they had no questions for the applicant at this time. Chairperson Reed asked secretary Sullivan to Read the Public Notice. Public Notice is read. Chairperson Reed opens the Public Hearing. Attorney Pozefsky said that the planning board has not received any input back yet from the Village of Corinth Planning Board or the Adirondack Park Agency, and that both agencies have thirty days in which to respond. Attorney Pozefsky was also looking for proof of the right of way over Popular Street. Joan Beckwith said that letter had been previously submitted to the planning board. Chairperson Reed asked for a motion to accept the public hearing ad as is because it was put in the Post-Star as both a preliminary and a final and because it is a minor subdivision, it only needed to state that it was for a public hearing.

***MOTION TO ACCEPT PUBLICATION AS IS IN THE POST-STAR~**

Edwin

SECONDED-Joan

ALL IN FAVOR- Althea, Edwin, Joan, Eric

Attorney Pozefsky said the Saratoga County Planning Board has responded to the letter of notification and they have no issues with this application. Chairperson Reed said she will hold the public hearing open until next month February 15, 2007 to meet the thirty day time requirement with the letters of notification.

2) Matthew Kyarsgaard: Tax Map #'s 99-1-41.1 and 99-1-41.2

Mr. Kyarsgaard is before the planning board for a preliminary application on a subdivision of property located on Rte 9N in the Town of Corinth. The proposed parcels of property are zoned R3. There is a public hearing scheduled for a preliminary application. There are wetlands on the property and Mr. Kyarsgaard with John O'Connor from DEC prior to tonight's meeting. Currently he is dealing with a man named Casey at DEC in Warrensburg. Mr. Kyarsgaard said that DEC was not happy with the first set of maps that he submitted to them. DEC had requested that the grading limits and contours be shown on the maps. Mr. Kyarsgaard said DEC told him that he was very close to the grading limits with a few of his proposed homes and they would like him to set those limits back more. DEC wanted to see whatever was being disturbed on his maps and that is why he has updated maps. The applicant said that he has mailed out his neighbor notifications and has submitted them to DEC as well. Mr. Kyarsgaard said that he is waiting from a reply from DEC. The new maps submitted were reviewed by the Planning Board. Mr. Kyarsgaard said that lot #1 was changed from approximately 1.65 acres to a little over two acres. Chairperson Reed asked all Board members if they had any questions on the application that was before them. All Board members stated that they did not have any questions at this time. Code Enforcement Officer Fred Mann said where the proposed houses are there is a wetland buffer and normally DEC wants the applicant to stay back 100ft. Mr. Mann said that on lot #1 it looks like the proposed house is in the middle of the buffer on the map. Mr. Kyarsgaard said that is why he had to bring back updated maps, and show that it is over 50ft. Because otherwise he would have had to have filled out a different application. Code Enforcement Officer Mann said that lot #4 is also very close to the setbacks that are shown. Chairperson Reed asked the applicant if he had asked DEC if he was going to need a separate permit for each parcel. Mr. Kyarsgaard said that he believes that it is a blanket permit for all four lots. Attorney Pozefsky said that this application was forwarded to the Saratoga County Planning Board and that the Corinth Planning Board has not heard back from the County yet. Code Enforcement Officer Mann asked if he was planning to use conventional septic systems. Chairperson Reed asked for the Public Notice to be read. Secretary Sullivan reads the Public Notice. Chairperson Reed opens the Public Hearing and said that

there was a mistake in this public notice also and requested a motion to accept it as is.

***MOTION TO ACCEPT PUBLIC HEARING NOTICE AS IS**- Edwin
SECONDED- Althea
ALL IN FAVOR- Althea, Joan, Eric, Edwin

Chairperson Reed asks if there is anyone in the audience that would like to comment on this application. There is a gentleman in the Audience that that only wishes to see the maps. Chairperson Reed states that the Public Hearing will be left open until the net meeting on February 15, 2007.

Planning Board:

Chairperson Reed said it is the new year again and she is requesting a motion to put Edwin Eggleston back in as Vice-Chairman

***MOTION FOR EDWIN EGGLESTON AS VICE CHAIRMAN**- Althea
SECONDED- Joan
ALL IN FAVOR- Althea, Joan, Eric

Chairperson Reed said that she has successfully worked with Saratoga County and there will be a workshop on February 26@ 6:30 pm on planning Board basics to be held at the Corinth Town hall. Chairperson Reed said the Town of Hadley, Edinburg and Day have also been invited. Secretary Sullivan said that all the Board members have a sheet in their folders with numbers and addresses of all present board members. Also if there are any board member that would like to give their email addresses to her she will collect them after the meeting.

***MOTION TO ADJOURN MEETING** ~ Joan Beckwith
SECONDED ~ Edwin Eggleston
ALL IN FAVOR~ Althea, Edwin, Joan, Eric

Respectfully Submitted

Cheri Sullivan