

Minutes June 21, 2007

Town of Corinth Planning Board

Meeting called to Order 7:05pm

Present:

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

Excused: Attorney Pozefsky

Public Present:

Sigrid Koch, Dave Barrass, Kevin Skinner, Donald Pidgeon, Arthur Baker, David Tromblee, Keith Kreppein, Robert Picard, Carroll Ogden, Ginny Ogden, Earl Taylor, Willard Dreisbach, Robert Sweeney, Mary Sweeney, Joseph Morbidelli, Fred Metzger Jr., Sigrid Koch, Donald Pidgeon

***MOTION TO APPROVE MINUTES FROM MAY 17th, 2007** ~ Edwin Eggleston

Seconded~ Eric Butler

All in Favor~ Edwin, Eric, Althea, and Joan

Old Business:

1.) **Dan Babson(Babson Homes)**- Cancelled just prior to meeting will be moved to the July 19th meeting.

2.) **Veronica Thomas: Tax Map# 87.-2-72** Veronica Thomas was before the board for a preliminary on a 3-lot subdivision located at 58 Hollister Road. Property is zoned RR and there is 13.064 acres of land. Lot #1 having 5.815 acres, Lot#2 having 3.249 acres and Lot #3 having 4.000 acres. There is an existing house with garage and pool on lot #1. Dave Barrass spoke on behalf of Veronica Thomas. Mr. Barrass said this proposed subdivision conforms to zoning. Dave Barrass said that nothing had changed with the maps since the last meeting. Chairperson Reed asked the board members and code enforcement officer Mann if there were any questions. There were no questions. The Public Hearing was posted in the June 7th publication of the Post Star.

Chairperson Reed opens the Public Hearing. Public Hearing is read. Chairperson Reed asks if

there is anyone present for or against this proposed subdivision. There is no response for or against from the public present. Board member Beckwith wanted to know where the current septic was located because it was not identified on the maps. Position of septic location was shown and Dave Barrass said that it would meet all setback lines required should there ever be another home built on the other lot.

***MOTION TO CLOSE PUBLIC HEARING~** Joan Beckwith

SECONDED~ Edwin Eggleston

ALL IN FAVOR~ Joan, Althea, Edwin, and Eric

***MOTION FOR A NEGATIVE ENVIRONMENTAL IMPACT~** Althea Rivette

SECONDED~ Edwin Eggleston

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

***MOTION TO APPROVE PRELIMINARY & FINAL SUBDIVISION~** Joan Beckwith

SECONDED~ Edwin Eggleston

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

3.) Earl Taylor: Tax Map#98.-1-12.21 Mr. Taylor is before the board tonight for a preliminary on a 3-lot subdivision of his property located at 122 miner Road, Porters Corners. This parcel of property is NOT located within 500 ft of the Greenfield Town line. Property is zoned RR and there is 11.01 acres to be divided. Mr. Taylor was before the board on March of 2007 for his conceptual. Mr. Taylor said his intentions were to give the middle lot to his daughter and the only lot he may develop is the back lot. Mr. Taylor told the board that there were no wetlands on the property and that the land was level. Board member Rivette wanted to know if there was a Right of Way in the deeds for the back two parcels. Mr. Taylor said that there were no new deeds drawn up at the present time. Chairperson Reed wanted to know where the septic is located on the lot with the current home. Chairperson Reed asked the Board members and code enforcement officer Mann if there were any questions. There were no questions.

Chairperson Reed opens the Public Hearing. The Public Hearing was posted in the June 7th publication of the Post Star. Public Hearing is read.

Chairperson Reed asks if there is anyone present that is for or against this proposed subdivision. There is no response for or against from the public present.

Board member Beckwith wanted to know if Mr. Taylor sells the back parcel if the Right of Way would stay a private Road. Mr. Taylor said that it would.

***MOTION TO CLOSE PUBLIC HEARING~** Joan Beckwith

SECONDED~ Althea Rivette

ALL IN FAVOR~ Joan, Althea, Edwin, and Eric

***MOTION FOR A NEGATIVE ENVIRONMENTAL IMPACT~** Althea Rivette

SECONDED~ Joan Beckwith

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

***MOTION TO APPROVE PRELIMINARY & FINAL SUBDIVISION~** Althea Rivette

SECONDED~ Eric Butler

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

4.) **Art Baker: Tax Map# 99.-2-47** Mr. Baker was before the Board for a preliminary on a 2-lot subdivision of property located at 17 Holmes Road, Greenfield Center. Mr. Baker is within 500ft of the Greenfield Town line. Property is zoned R2. Chairperson Reed and board member Rivette both disclose that they are distant relatives of Mr. Baker. Surveyor Don Pidgeon spoke on behalf of Mr. Baker and stated that the proposed house will be on the lot with 3.3 acres and there is a current home on the lot with approximately 5 and ½ acres. The Planning Board had received responses from DEC and the Town of Greenfield and Saratoga County Planning Board. Saratoga County Planning Board denied the application.

The Public Hearing was posted in the June 7th publication of the Post Star. Chairperson Reed opens the Public Hearing. Public Hearing is read.

Chairperson Reed asks if there is anyone present that is for or against this proposed subdivision. There is no response for or against from the public present. Board member Beckwith states that the Saratoga County Planning Board denied the application. It was decided by the board to table this application until next months meeting when the Planning Board had their Attorney present.

***MOTION TO TABLE THE PUBLIC HEARING UNTIL JULY 19, 2007~** Joan Beckwith

SECONDED~ Edwin Eggleston

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

New Business:

1.) **Morbidelli/Sweeney:** Mr. Morbidelli is before the Planning Board tonight for a Boundary Line Adjustment. Property is located at 117 Hunt Lake Road. Property is zoned LI (Low Intensity) It is in APA. The Town of Corinth Planning Board has received the letter of non-jurisdiction from the APA. Boundary Line Adjustment is needed because neighbor's home is on Morbidelli's property. Chairperson Reed asked if there were any questions. Code Enforcement Officer Mann said that he did not have any. Mr. Mann stated that he had been up to these parcels of land and that he did not see any problems. Chairperson Reed said that these parcels are not large enough by Town Code to build on however; she does believe that the lots are grand fathered. Chairperson Reed stated that she would like to table this application until next months meeting because the application involves two individual parcels of property and felt it was in the best interest of the Planning Board to have their Attorney present.

***MOTION TO TABLE BOUNDARY LINE ADJUSTMENT APPLICATION UNTIL**

JULY 19, 2007~ Joan Beckwith

SECONDED~ Edwin Eggleston

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

2.) **Robert Picard:** Greens @ Corinth previously known as Tranquility Estates- Mr. Picard is before the Planning Board asking for permission to move onto phase 2 & 3 of this project that originally started in 1995. Currently Mr. Picard is looking to make changes to the drainage system. Chairperson Reed said that Harry Plummer, Highways Superintendent, said that the drain field on Barbara MacDonald Drive does not work properly. Chairperson Reed explained that Mr. Picard is before the Planning Board requesting to change the drainage system in phase 2 and phase 3 from the corrugated pipes that are in phase 1 to dry wells for phase 2 and phase 3. Board member Beckwith asked Mr. Picard if he was going to fix the phase one section. Mr. Picard explained that he was not, that he had purchased phase two & phase three and did not want these problems to exist in the phases 2 & 3 that he is working on. There was further discussion on where the drainage problems were originally. Code enforcement officer Fred Mann said that he had no problems with this and he had already reviewed and discussed the proposed changes with Mr. Picard.

***MOTION TO ALLOW MR. PICARD TO CHANGE FROM THE CORRUGATED PIPES USED IN PHASE 1 TO DRYWELLS FOR PHASE 2 AND PHASE 3.**~ Althea

Rivette with

SECONDED~ Joan Beckwith

ALL IN FAVOR~ Edwin, Althea, Joan, and Eric

3.) **Kevin Skinner: Tax Map# 99. -1-35.1** Mr. Skinner is before the Planning Board tonight for a conceptual for Site plan review/ Special use permit application. Property is located at 4536 Rte 9n in South Corinth. The property is zoned SCH. Mr. Skinner is before the Planning Board for a proposed workshop with a storefront. He would like to sell furniture made from the workshop, some plants, and in the summer month's possibly fruits and vegetables. There were questions regarding the amount of parking space provided. Dave Barrass said that there were 8 parking spaces and 1-handicapped lot on the proposed site plan. Chairperson Reed said that this application would have to go to the Saratoga County Planning Board because it sits on a State Highway. There were also questions about deliveries. Mr. Skinner said that he intended to produce the products there on site however; there was a possibility of deliveries. Board member Eggleston said if there was a possibility of deliveries that Mr. Skinner should reconsider the parking arrangements and that there was more than enough room on the property to do this. Board member Eggleston also suggested moving the placement of the well. Chairperson Reed asked if there was any way to get to the back lot. Mr. Skinner said that there was more than enough room to go down either side. There were further questions regarding whether this application met the zoning specifications. Chairperson Reed said that the Planning Board would have to discuss this with their Attorney. Chairperson Reed also said that she would speak to Attorney Pozefsky and get in touch with Mr. Skinner because this application may need to have a public hearing.

Planning Board:

The Town of Corinth Planning Board received the revised copy of a local law amending the Corinth Town Code relating to the disposal of waste. Board member Beckwith had questions about composting still not being defined and said that that was one of the Planning Boards recommendations the first time the law came before them. Chairperson Reed said that she was told the Town Board had decided to have a separate composting law. Board member Eggleston said that from what he understood the Town Board is trying to tighten up the wording in order to give the Town Board more control. Board member Eggleston had questions pertaining to licensing and the types of licenses being issued. Board member Rivette suggested requiring permits to use certain chemicals in the town. Board member Beckwith wanted to know if in the first paragraph, on page 8, if this section would also pertain to the outdoor wood furnaces/boilers. Board member Butler stated that he feels the Town Board has reviewed this many times and covered many angles and that he was happy with the revised draft that was before them. Board member Beckwith said that she was also content with the changes that were made. Board member Beckwith said she felt that Attorney Pozefsky should review this prior to sending any notification to the Town Board.

All Planning Board members were in agreement; with no further recommendations, that a motion be made to forward this proposed draft to Attorney Pozefsky.

*** MOTION TO FORWARD COPY OF REVISED DRAFT DATED JUNE 7TH, 2007 AMENDING THE TOWN OF CORINTH CODE RELATING TO THE DISPOSAL OF WASTE TO ATTORNEY POZEFSKY FOR HIS REVIEW AND RECCOMENDATIONS PRIOR TO REPLYING TO TOWN BOARD**

ROLL CALL VOTE:

Louise Reed- yes
Edwin Eggleston- yes
Althea Rivette- yes
Joan Beckwith- yes
Eric Butler- yes

Board member Eggleston wanted to know if the planning Board was going to have classes again. Chairperson Reed wanted to know what types of classes the Board would like to have presented to them. The following is a list of topics that board members were interested in: Paper roads, Boundary line adjustments, old laws governing property lines, Storm water management. Board member Beckwith asked if a letter could be sent to the other Towns that came last time and ask for their suggestions of classes.

Chairperson Reed told the Planning Board members that the Town Board had approved the Letter of Credit for Morgan Estates.

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

Meeting Adjourned at 8:45pm

Respectfully Submitted

Cheri Sullivan