
Minutes November 19, 2009

Town of Corinth Planning Board Meeting
Meeting called to Order 7:05pm

Eric Butler, Chairman
Althea Rivette, Vice Chairperson
Louise Reed
Joan Beckwith-Arrived 7:04pm
Philip Giordano
Mark Montanye, Alternate
Attorney Pozefsky
Fred Mann, Building Inspector
Cheri Sullivan, Secretary

Public Present:

Lester Jenkins III, Ron Rucinski, Donald Staalesen

***MOTION TO APPROVE MINUTES FROM November 19, 2009**

Motion~ Giordano
Seconded~Rivette
Polled as follows:
Butler-Yes, Montanye-Yes, Rivette-Yes, Beckwith-Yes, Giordano-Yes

Old Business: None

New Business:

Lester Jenkins:

Conceptual for a Special use permit. Applicant would like to open a motorcycle dealer and repair shop. Property is zoned R2, this is a Class II Home occupation. Board reviewed application and map submitted by the applicant and the following items were addressed by the following board members.

Board member Giordano commented that he liked the way the entrance to the garage was in the rear of the building and stated that it worked well in keeping the residential atmosphere of the neighborhood. Board member Giordano also stated that he would like to see a better copy of the map than the one presented this evening because he had concerns about the standards that the planning board could be setting. There was further discussion about the map, some board members felt the map presented was appropriate because it was only a Special Use permit that was being applied for and the buildings on the map were already there, there was no new construction. Attorney Pozefsky said in sections 6.4b1 and 7.3 of the land use book it states that the Planning Board has the authority to waive certain requirements. The board members questioned the existence of the two homes on the property, the accuracy of the measurements on the map, if noise would be a factor and ownership of the property. Code Enforcement Officer Mann stated that he had been to the garage and it is not yet quite finished. Mr. Mann also stated that there is sufficient room for emergency vehicles. There were concerns from the board regarding Mr. Jenkins not having a certificate of occupancy for the garage. Mr. Jenkins said that he keeps renewing it so he does not have to incur the costs of getting a new permit. Mr. Jenkins

said that the building just needs siding to be complete. Chairman Butler said that he would like to see the garage completed prior to stamping the maps if the special use permit is approved.

***Motion to waive the requirements associated with having maps to scale because it is a special use permit with existing structures.**

Motion~ Beckwith

Seconded~Rivette

Polled as follows:

Butler-Yes, Reed-Yes, Rivette-Yes, Beckwith-Yes, Giordano-Yes

Board member Giordano said that he would accept the maps presented because there are no new buildings being presented and the applicant is already working with the Code Enforcement Officer. Mr. Jenkins will be placed on the December 17 agenda for a public hearing.

Rucinski Builders-

This is a Conceptual application for proposed 24 Lot Subdivision (Rivers Edge) off Eggleston Street. Proposed subdivision is within Adirondack Park Boundary. Mr. Rucinski said he was before the board this evening with essentially the same proposal that he was before the board with previously with 30 lots, except this time the 24 lots have individual wells and septic and that the lots are bigger. Mr. Rucinski said that the street pattern is the same. Mr. Rucinski stated to the board that there are restrictions from Adirondack Park on specific lots that they will adhere to. Mr. Rucinski said that because most of the perc rates are under one minute they are intending to excavate most of the lots and bring in materials that will percolate slower and design the sewage disposal system accordingly. Mr. Rucinski said that for storm drainage they are planning for swales on both sides of the road. Mr. Rucinski said they have run this past Encon and they are satisfied with it.

The wetlands and water on the North side of the lot were discussed in regards to buffer zones. Mr. Rucinski said the property is in Adirondack Park and if you look there are some funny things that happen with the property lines there and APA also has restriction on where the sewage disposal systems could be. Mr. Rucinski said that on most lots the septic is in the front yards. Board member Reed said that the Villages artisan wells are near this property. There was discussion as to who would be responsible for maintaining the drywells that are proposed. Code Enforcement officer Mann said they would need to contact the Highway Superintendent Eggleston. Code Enforcement Officer Mann also suggested having the Town Engineer review this proposed subdivision. The Board also discussed with the applicant the following size of dry wells, road width and length, possible traffic issues, property line that borders School Property and the possible effect this proposed development may have on the already present water issues on Dorset Drive and the Passerelli and Tranquility subdivisions. It was decided that the proposed application would be forwarded to Saratoga County and the Towns Engineer for their review. Attorney Spoke to Mr. Rucinski about the paperwork that had been received from APA on the previous subdivision with Village Water. Mr. Rucinski said that he still has to submit a final version of this proposed subdivision to APA, but he did not want to do that until he had it all finalized with the town. It was decided to have Mr. Rucinski return next month and hopefully by that time the Planning Board will have heard from the Town Engineer and Adirondack Park and DEC. This next meeting would also allow for the Highway Superintendent to review the application and be present for comment on the drywells and the proposed road.

Other:

Chairman Butler spoke about the training seminar on Tuesday November 24th. Chairman Butler also told the board members that they had received a Thank You card from Supervisor Lucia. Mr. Butler also reminded the board members about the Christmas luncheon at Molly's on December 18th and that the board is looking for rsvp's by December 11th.

***MOTION TO ADJOURN @ 8:17pm.**

Motion~ Beckwith

Seconded~ Giordano

Meeting adjourned at 8:17pm.

Respectfully Submitted

Cheri Sullivan