

Minutes January 19, 2010

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

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

Public Present:

Warren Longacker, Sigrid Koch, Matthew Kyarsgaard

*MOTION TO APPROVE MINUTES FROM December 17, 2009

Motion~ Beckwith

Seconded~ Giordano

Polled as follows:

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

There was no new a business or public hearing scheduled for this meeting.

Old Business:

Kyarsgaard- Mr. Longacker spoke on behalf of the applicant and reviewed the following recommended changes by the Towns Engineer:

The following comments from our October 9, 2009 letter remain to be addressed (*additional comments provided in italics*):

1. We are concerned with the close proximity of the proposed residences to the wetland adjacent area and the potential for incremental impacts of the wetlands over time since many of the lots do not appear to have suitable back yards. (*The applicant has recommended in their response restriction be placed on each of these lots. We agree with applicant that such language be included as restrictions in the deeds.*)
2. The ingress/egress easements over the proposed driveways should be clearly indicated on the plan. Additionally, a note should be added to the plan that clearly describes the proposed driveway as a common drive under private ownership and that the Town will not be responsible for maintenance and will not take ownership of the driveway in the future. Draft language for the easement which will be included on the plan and in the deed should be submitted for review. (*The applicant has included language for lots 1, 2, 3 and 4. This same language should also be included for lots 5 and 6*)
3. The proposed curb cuts will require NYSDOT approval. The sight distance at the curb cut locations should be verified. (*The applicant has indicated in the response letter that mitigation is required for the sight distance left at the southerly drive. As such the clearing and grading limits required for the mitigation should be represented on the plans.*)
4. The finished floor elevations should be depicted on the plans. Additionally any walk-out basements should be depicted on the plans. We are particularly concerned with the proposed grading of Lot #3. (*The response letter indicates that this has been revised, however the information has not been included on the plans.*)

5. There is a 55 foot section of culvert proposed along the southern boundary which appears to be a part of a previous layout and is not needed. This should be removed from the plans and drainage swale should be regraded.
6. It should be confirmed that the proposed drive section can support a 75,000 lb load per the Fire Code of NYS.

Sincerely,



Michael J. Bianchino
Vice President

Mr. Longacker stated there will be deed restrictions and the language for the easements of the driveways will also be added to the maps and the deeds. Mr. Longacker said that with item #3 the comment has been addressed and will be added to the plans. Mr. Longacker said that items #4 & #5 were simply drafting errors and will be reflected on the next set of maps presented. Mr. Longacker said with item #6 he still needs to correct on the maps. Mr. Longacker said at this point he would like to request that the board move forward and begin the SEQR review process. Code Enforcement Officer Mann requested that with the Emergency Hammer heads the radius needs to be changed from 12 degrees to 28 degrees. Mr. Mann said that Fire Chief Kelly had requested that the width be 30 feet; however that was with a 12 degree radius, if it was changed to a 28 degree radius he would speak with Mr. Kelly and leaving the width at 20ft would probably be okay.

The board moved forward to proceed with the SEQR review. Chairman Butler asked Attorney Pozefsky to review the SEQR process since it had been a while since the board had went through the Long form SEQR. Attorney Pozefsky said there were three parts to SEQR review. Part I is completed by the applicant, Part II is a series of twenty questions which should be answered by the planning board and Part III is where the planning board writes their ideas on how to mitigate any possible impacts. Attorney Pozefsky said that the applicant actually answered the questions in Part II of this application but he would review these questions with the planning board. Attorney Pozefsky stated that the applicant has indicated on two questions that there could be a small to moderate impact and when they get to these two questions he suggests that the board ask the applicant to explain how they intend to mitigate those. Attorney Pozefsky said the first question on the full EAF was answered "YES" by the applicant.

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Impact on Land				
1. Will the Proposed Action result in a physical change to the project site?				
NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/>		
Examples that would apply to column 2				
•	Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
•	Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
•	Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
•	Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
•	Construction that will continue for more than 1 year or involve more than one phase or stage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
•	Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Impact on Water			
3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Will Proposed Action affect any non-protected existing or new body of water?			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Attorney Pozefsky asked the applicant to explain to the board how they intend to mitigate the potential impact on the land. Mr. Longacker said they would mitigate the potential impact by doing the project in phases to help with the storm water runoff by not clearing the area all at once. Mr. Longacker said they would grade the road area first, and then upon selling individual lots they would have the builders clear the lots as they are sold. So to minimize the impact the development would be done in stages.

Chairman Butler said in regards to question #3 he had concerns with the Kayderuosus, in the big picture of the whole process, with possible runoff into the creek both before and after construction. Code Enforcement Officer Mann said he would make sure that it is stabilized during construction to ensure that there will be no debris entering the creek.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
- Proposed Action will require a discharge permit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action will allow residential uses in areas without water and/or sewer services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
- Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Attorney Pozefsky said on question number 5 the applicant checked no, however there were two bullets in which the applicant noted there would be a small to moderate impact. Attorney Pozefsky asked the applicant for further explanation. In response to Bullet number one in question five Mr. Longacker explained what a notice of intent was. Mr. Longacker said that because they are disturbing at least one acre of land they are required to file a notice of intent with the DEC, this process notifies DEC of all construction activities to take place after the form is submitted they will stop by to ensure that all erosion sediment control measures that they have proposed are in place. Mr. Longacker said that once the construction is done the applicant has to file for a notice of determination and DEC has the right to go back to the construction site to ensure that it is at least 80 % stabilized at the end of the construction. In response to bullet number ten in question five Mr. Longacker said that it would be mitigated with wells and septic.

Chairman Butler said that he felt the answer to question number six is yes. Attorney Pozefsky said that essentially the applicant has already stated how he intends to mitigate this issue as previously states in terms of the runoff. Board member Giordano felt that it should be changed to yes and require the applicants to use swales. There was further discussion of the board and it was decided the issue had already been addressed by the applicant.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action would change flood water flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AIR				

7. Will Proposed Action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON PLANTS AND ANIMALS				

8. Will Proposed Action affect any threatened or endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AGRICULTURAL LAND RESOURCES				

9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AGRICULTURAL LAND RESOURCES				

10. Will Proposed Action affect agricultural land resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
- The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping), or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
 NO YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
 NO YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Further study is needed to determine the identity + quantity of the historic resource.

IMPACT ON OPEN SPACE AND RECREATION

After some discussion all board members felt the correct answer to question six was "no" and further agreed that the answer to answer to questions 7-11 were also no. In regards to question twelve Mr. Longacker said at the time the EAF was submitted the applicant had not yet checked the NYS Shipos website to see if there were any historical structures on this site. Mr. Longacker said since that time the applicant has checked the site and there are no historical features or structures present. The Board was in agreement that the answer to questions twelve be changed to a "NO" answer.

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity. Yes No
- A major reduction of an open space important to the community. Yes No
- Other impacts: Yes No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|------------------------------|--|
| - Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | | 3
Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|------------------------------|--|
| - Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|------------------------------|--|
| - Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

NO YES

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|------------------------------|--|
| - Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| - Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. Yes No
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. Yes No
- Proposed Action will conflict with officially adopted plans or goals. Yes No
- Proposed Action will cause a change in the density of land use. Yes No
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. Yes No
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.) Yes No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO YES

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

The Town of Corinth Planning Board and the Engineer Warren Longacker representing the applicant discussed the following pertaining the questions on the LONG EAF Form that was being reviewed for the proposed six lot subdivision.

1
Small to
Moderate
Impact
2
Potential
Large
Impact
3
Can Impact Be
Mitigated by
Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

- Construction that will continue for more than 1 year or involve more than one phase or stage. Yes No

Mr. Longacker said they would grade the road area first, and then upon selling individual lots they would have the builders clear the lots as they are sold. So to minimize the impact of the development construction would be done in stages.

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit. Yes No
- Proposed Action will allow residential uses in areas without water and/or sewer services. Yes No

In response to Bullet number one in question five Mr. Longacker explained what a notice of intent was and how the process would mitigate the impact.

In response to bullet number ten in question five Mr. Longacker said that it would be mitigated with wells and septic.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Mr. Longacker said since that time the applicant has checked the site and there are no historical features or structures present. The Board was in agreement that the answer to questions twelve be changed to a "NO" answer.

***MOTION FOR A NEGATIVE ENVIRONMENTAL IMPACT.**

Motion~ Rivette

Seconded~ Giordano

Polled as follows:

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

Parkland fees were discussed by the board. Attorney Pozefsky said that typically if an applicant wants to donate land then they go before the Town Board. The applicant said they were not interested in donating land but would rather pay the fee required. Attorney Pozefsky said that if the public hearing is held and if the planning board was to discover an adverse environmental impact or environmental concern then the board would be able to rescind the negative declaration that was made and evaluate it further. Board member Beckwith said that she wanted to clarify again with the applicant the stages of development that he had planned. The applicant explained that the road ways and drainage would be first and the second step would be to put the lots up for sale, construction would only take place after the lots are sold and they probably won't be sold all at the same time. Board member Beckwith wanted to know if it would be this applicant that was building the homes or if it would be another builder and if it was a different builder what does the planning board have in place to ensure that the new builder adheres to the guidelines that the planning board has established for this applicant? Attorney Pozefsky said that the buyers would be under the same obligations as this applicant. Attorney Pozefsky said any restrictions or requirements necessary would also be on the final map so that future purchasers would also be aware of the conditions and restrictions. Board member Reed asked if the Board had heard back from the County yet with their recommendations on this subdivision. Secretary Sullivan said that the planning board had received comment from Saratoga County Planning on the first submission of preliminary plans but had not yet received comment on the revised plans. Secretary Sullivan said that the County's previous recommendations from the County were very similar to the recommendations from the Towns Engineers.

***MOTION TO SCHEDULE PUBLIC HEARING FOR FEBRUARY 18, 2010.**

Motion~ Beckwith

Seconded~ Giordano

Polled as follows:

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

Secretary Sullivan asked for clarification on how it was to be worded for the public hearing in the paper if it should the public hearing should go in the paper as a preliminary public hearing or just as a public hearing. Secretary Sullivan was told to place the ad in the paper as a public hearing.

The Planning Board discussed the fact that the chairman would not be present for next month's meeting and Chairman Butler asked Board member Rivette if she would be good with that since this is the first

major subdivision that the board has done in a while. Board member Rivette said that she would be comfortable because as far as she is concerned Attorney Pozefsky is all the board has ever needed.

Chairman Butler also said that the board had received notification of approval from APA on the DeMarsh subdivision. Board member Beckwith asked about the old barn that was supposed to be removed because she has noticed that it is still there. Code Enforcement Officer Mann said that was one of the conditions that were applied to the approval of this subdivision and before the applicant can begin to build the structure will have to be removed or he will not issue a building permit.

Chairman Butler asked Sigrid Koch if she or anyone else present had heard any updates on Jeff Fedor or his daughter Sherrane. Sigrid updated the board with some information and Mark Montanye also updated the board information that he knew of.

***Motion to adjourn meeting @ 7:47pm.**

Motion~ Beckwith

Seconded~ Reed

Polled as follows:

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

Respectfully Submitted

Cheri Sullivan