

Minutes February 18, 2010

Town of Corinth Planning Board Meeting
Meeting called to Order 7:11pm

Eric Butler, Chairman-Excused
Althea Rivette
Louise Reed
Joan Beckwith- 7:11pm
Philip Giordano
Mark Montanye, Alternate-Excused
Attorney Pozefsky
Fred Mann, Building Inspector
Cheri Sullivan, Secretary

Public Present:

Warren Longacker, Matthew Kyarsgaard, Donald Darrah, Ed Byrnes, Mitch Saunders, Karen Saunders, Sam Bennett CHA

***MOTION TO APPROVE MINUTES FROM January 19, 2010**

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

Prior to the opening of the meeting Attorney Pozefsky addressed the board members present and stated the following. Attorney Pozefsky said the Planning Board and Town Board 2008 chose to eliminate the Planning Board Rules of Procedure. Attorney Pozefsky said that in light of this removal that there is no longer a need for a Vice Chair position on the Planning Board. Attorney Pozefsky said the Planning Board must now follow what is in the NYS Town Law book. Attorney Pozefsky said in sections 271 of the NYS Town Law book it states that in the absence of the Chairman that the Planning Board is to appoint an Acting Chairperson for the meeting in which the Town Board appointed Chair is absent. Attorney Pozefsky said before the meeting opens the Planning Board members are have to make a decision with a motion as to who is going to be the Acting Chair for tonight's meeting. Board member Giordano nominated board member Reed and the following motion was made.

***MOTION TO APPOINT BOARD MEMBER REED AS ACTING CHAIR FOR TONIGHTS MEETING.**

Motion~ Giordano
Seconded~ Rivette
Polled as follows:
Rivette-Yes, Reed-Abstain, Beckwith- Yes, Giordano-Yes

Public Hearing:

Secretary Sullivan read the public hearing into record. Acting Chairperson Reed opened the public hearing. Mr. Longacker spoke on behalf of the applicant and reviewed the proposed subdivision to the audience members present. There were no questions or comments from the public present and the following motion was made.

***MOTION TO CLOSE THE PUBLIC HEARING.**

Motion~ Beckwith

Seconded~ Giordano

Polled as follows:

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

The only questions asked was by Board member Beckwith and she asked the representative of the Towns Engineers', Sam Bennett, if there were anything other points of interest that the engineers felt needed to be addressed with this subdivision. Mr. Bennett said there was not. Acting Chair Reed asked Attorney Pozefsky and Code Enforcement Officer Mann if there were any issues that they wanted to address. Code Enforcement Mann said the applicant has pretty much addressed all the concerns that either himself or the Towns' Engineers have brought to light. Attorney Pozefsky asked the applicant if there was anything that he would like to speak to the Towns Engineer about as he was present this evening. Mr. Longacker spoke with Mr. Bennett about a concern with item number 1 in the following recommendations from CHA:

1. Regarding the proposed grading:
 - We recommend one swale be graded between the property line and the south side of the drive for lots 1 thru 4, eliminating the ditch line currently depicted at the southern edge of the gravel drive. We are concerned with the potential for future erosion along a swale within the gravel drive.
 - The applicant might consider the use of a cross slope on the drive for lots 1 thru 4 directed to the north in lieu of the crown section as currently depicted. This may allow for more area between the drive and the south property line to grade in the swale.
 - The proposed 98 foot contour on lot 2 crosses an existing 100 foot contour. The grading of lot 2 should be revised to eliminate the conflict.
 - The proposed grading does not appear to correctly tie back to the existing contours in the area between the structures depicted on lot 2 and 3. When revised, it appears the limits of clearing and grading will be modified.
 - Revised grading should be considered along north edge of the drive on lot 3 to the west of the structure shown. Consideration should be given to allow for the runoff to pass to the west of the structure. Grading currently shows a ditch following the edge of the drive which could eventually create ponding at the intersection of the common drive and the drive for lot 3.
2. The inlet invert of the culvert shown near the corner of lots 3 and 4 should be lowered to allow for a more concentrated collection of the runoff from the proposed swale. Additionally there appears to be insufficient cover on the culvert under the drive.
3. Rip rap should be proposed at the outlet end of the culvert. The rip rap should be extended to the natural drainage course to prevent future erosion.

4. The curb cuts will require a NYSDOT permit. As such they should be designed to meet the requirements of NYSDOT standard sheet 608.03.
 5. It appears based on existing and proposed grades along NYS Route 9 to the south of the common drive for lots 1 thru 4 that there might be a need for a culvert under the common drive. The need for a culvert at the curb cut of the common drive for lots 1 thru 4 should be investigated. The existing drainage patterns should be maintained following construction.
 6. Final plans shall contain signature and seal of a professional engineer and of a land surveyor registered in New York.
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Mr. Longacker said to Mr. Bennett that they would prefer to leave the crown as it is currently and explained to Mr. Bennett why. Mr. Longacker said that he would address the other five items when he submits the final maps.

***MOTION TO APPROVE THE PRELIMINARY APPLICATION.**

Motion~ Rivette

Seconded~ Reed

Polled as follows:

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

Mr. Longacker asked for final approval also at this time. Acting Chair Reed said that there were a couple of problems with the applicants' final application. Acting Chair Reed said the first problem was that the preliminary fees were incorrect. Ms Reed said the paperwork reflected the amount of \$2650.00 and that was incorrect it should have only been \$650.00. Secretary Sullivan said that the \$2000.00 difference was due to the Escrow fund amount. Acting Chair Reed said that the amount of escrow should be in its own box on the application and this would need to be corrected. Acting Chair Reed said that this information could be misinterpreted and may cause confusion on the copy that is filed in the Town Clerks office. Acting Chair Reed also told the applicant that they have to correct the street name that they have on the application because it is incorrect, it should be 9N. Acting Chair Reed asked Secretary Sullivan to explain to her what the amount on the application was supposed to mean. Secretary Sullivan explained that it is the escrow amount and it also has to be collected at the same time as the preliminary and no one had ever directed her to put this escrow item in its own box so she assumed it was ok to include it with the preliminary fees. Acting Chair Reed said that she wasn't sure what is done with the escrow monies but if you were just a lay person reading this application then you would think that the fees for this subdivision were \$2650.00, so the escrow funds should be listed in a separate place. Acting Chair Reed said the Parkland fees were also incorrect. Secretary Sullivan said that they were, however a corrected version of the Appendix 1 has already been filed in the Town Clerks office and the applicant has already submitted the difference in funds Acting Chair Reed said she thinks if they can get these things corrected and a signed application that the applicant could receive final approval next month. Secretary Sullivan said that she has the signed copy of the application. Acting Chair Reed said then let's get these other things corrected and we will put him on for next month. Acting Chair Reed said that there was a meeting scheduled for the Planning Board and Town Board.

***Motion to adjourn meeting @ 7:37pm.**

Motion~ Beckwith

Seconded~ Rivette

Respectfully Submitted

