

Minutes March 30, 2010

Town of Corinth Joint Planning Board, Zoning Board, Town Board and Zoning Revision committee Meeting  
Meeting called to Order 6:30pm

Planning Board: Eric Butler, Planning Board Chairman; Althea Rivette 6:37pm, Louise Reed 6:37pm, Joan Beckwith, Philip Giordano, Mark Montanye 6:41pm, Attorney Pozefsky, Planning and Zoning Attorney; Cheri Sullivan, Planning Secretary

Zoning Board: William Clarke, Zoning Board Chairman; Sigrid Koch, Glenn Tearno, Zoning Revision Committee Chairman and Zoning board member; Jeff Fedor, Tim Sullivan, Chris Rudolph, Fred Mann, Code Enforcement Officer; Linda Hamm Zoning Board Secretary

Zoning Revision Committee:

Glenn Tearno, Zoning Revision Committee Chairman; Chris Rudolph, William Clarke, Dan Millis, Shelly Everts, Cheri Sullivan, Jim Martin, LA Group

Town Board: Richard Lucia, Supervisor; Charlie Brown, Ed Byrnes, John Major, Mitch Saunders and Rose E. Farr, Town Clerk

Supervisor Lucia opened the meeting with the secretaries of each board calling their own roll and thanked everybody for coming. Supervisor Lucia said he did receive a suggestion prior to the meeting that possibly next time the board involved could present an agenda about two week prior to the joint meeting so that if there are any legal issues the attorneys would have time to address and research prior to the meeting. Supervisor Lucia said he felt this would be good. Supervisor Lucia said all items that were brought up last year have been addressed. Supervisor Lucia asked Jim Martin from the LA Group if he would start the meeting off. Mr. Martin said the Zoning Revision Committee is probably about 40% through the revision process and the committee is hoping to have a draft to the Town board mid to late summer early fall for your review; it will also go to both the other boards for their review at this time. Zoning Revision Chairman Glenn Tearno explained to the board present where the committee is at this point and everything they have done up until this point. Supervisor Lucia asked the secretary of the Planning Board if they had items to discuss. Secretary Sullivan mentioned the following:

To increase the fees on the additional lots (after the first three) on major subdivisions-increase from \$50.00 to \$100.00.

Request that Major subdivision paperwork be submitted 14 days prior to the meeting date to ensure ample time for the engineers to review. The question was asked if that was business days. Secretary Sullivan said that it did not state in the book but that is what she went by. Jim Martin suggested that it be 15 business days.

Legal Guardianship (the definition should be added to the Family subdivision section)- Secretary Sullivan said there have been cases before the Planning Board in which the applicant had raised a child his whole life and had legal custody and they were not able to legally give some of their property to their child.

Board member Beckwith wanted clarification on the special use permit for the harboring of large animals and if the one acre requirement was inclusive of buildings that are on the property. Code Enforcement Officer Mann said that he had no intentions of going to every residence with large animals to determine if there was enough property to harbor the animal if there were buildings on site. Mr. Mann said realistically there is not enough time to do all the measuring that would be required for such a feat. There was much conversation from many members present in regards to the harboring of horses and many different viewpoints brought to the table. Zoning member Fedor explained the difference in open range and that it is a fallacy to believe that an acre of cleared land is required for horse because most horses in New York State are hay feed not range fed. Mr. Tearnio said that the Zoning revision committee is currently working on this. Jim Martin said that the best definition to use would be to get one from Cornell Cooperative Extension. Shelly Everts suggested that maybe there be different definitions for different districts. There was further discussion about the economic opportunity that we have in horse country and the need for equestrian trails. Mr. Fedor suggested the zoning revision committee look at other communities such as Saratoga, Wilton and Fort Edward. Mr. Fedor also mentioned what the financial definition is of an agricultural business, maybe a delineation of a person owning horses for pleasure versus a business. Mr. Tearnio said that part of what the Zoning Revision committee has already done is change the language that states for a profit to for a fee. Mr. Clarke said there should be a distinction between a horse business, agricultural property and a residential home owner. Planning Board member Beckwith asked if the Planning Board finds something that they feel needs to be changed should they send the recommendation to the Town Board or the Zoning Board. Jim Martin from the LA Group said that the Town Board is the only legislative body in the Town that can make the changes and the Zoning Administrator makes the determinations and the Zoning Board makes the interpretations. Mr. Tearnio said that if the planning Board had any recommendations, that now is the time to get them in and just to give them to Cheri and she will bring them with her to the Zoning revision meeting.

Supervisor Lucia asked William Clarke Chairman of the Zoning Board if his board had anything to bring to the table. Mr. Clarke said he wanted to speak about water quality and the new urbaness paradigm; where the concentration of new growth and affordable housing and elderly housing should be centered on the village and the revision committee is at an understanding that the village water and sewer is at its maximum. Mr. Tearnio explained that this concept comes from the Comprehensive plan as does most all the work the Zoning Revision Committee does as it is very important for any changes to come from the voice of the people. Mr. Tearnio said that the Zoning revision committee has been working on the definitions so that the members would have a better understanding of the districts and uses that are allowed in each. Supervisor Lucia said that this is going to be an annual meeting and there will be individual meetings with the boards in the fall. Mr. Tearnio said for anyone who may be interested in attending the Zoning Revision committee meetings the dates are as such; April 12<sup>th</sup> , May 10<sup>th</sup> , June 07<sup>th</sup> , July 12<sup>th</sup> , August 09<sup>th</sup> here at the Town Hall at 6:30pm. Supervisor Lucia said that Ken Green the Towns Economic developer has intentions of attending at least one of the Zoning Revision committees meetings. Mr. Clarke stated that one deficiency that the committee had was that there were not any planning board members on the Zoning Revision committee and typically these types of committees do. Planning Board member Beckwith said Cheri was on the committee and that typically she is the person who gives the Planning Board all their information. Mr. Clark said that typically there is an actual Planning Board member on the committee. Mr. Clark also brought up conservation subdivisions and Mr. Martin clarified as to what they really are and how they work. Mr. Tearnio also said that the committee is looking at a number of properties within the town that lie within different districts and how to handle these parcels of land. Councilman Byrnes wanted to know if within the Adirondack Park if the zoning committee was looking to change the acreage amounts there. Mr. Martin explained that the committee

was not intending on changing anything with the park boundaries, the changes are taking place south of the Blue line. Councilman Saunders said he thought that the Town Board had already made the advisement with the Comprehensive committee that they should not make any changes within the blue line as then the plans would have to go through APA review and approval. Councilman Saunders asked Mr. Martin about Global Foundaries, and how the Town of Corinth is within that 15 mile radius, and how the town is going to look at the Zoning of neighboring communities compared to what the Town of Corinth has currently. Mr. Martin explained that what will happen with the committee is that as they get towards the latter part of their process; LA Group will map the adjoining towns zoning so that the committee will be able to see where there is compatibility and where there is not. Supervisor Lucia asked if there were any more comments or suggestions. Councilman Saunders said that if the town increases the residential lots to 5 acres then that will use up a lot of open space. Jim Martin said that the lot size is key to how many homes you can have and the point is that with conservation subdivision the acreage is larger but the actual lot sizes are smaller than the zoning would require. Councilman Saunders said he wanted to go back a year to when Mr. Martin spoke about the cost of service and if the town was not careful with what they did the cost of services could escalate very quickly. Mr. Martin said that basically in New York State for every dollar paid in real property tax the town receives \$1.30 in services for residential and for industrial/commercial the town receives .30 cents and a major factor in this process is the school taxes.

Councilman Major said there have been a lot of good points brought to the table tonight but we need to keep in mind when we are talking about keeping the density close to the village that we need to be aware of the infrastructure with the water or sewer will call the residents of the town down the road. Councilman Major also said that with the 6 acres homes that are being built in the Town of Greenfield the homes that are being built are not 200,000 dollar homes they are 4 and 500,000 dollar homes, so that needs to be kept in mind. Councilman Major said he thought it would be nice to let everyone present know about some of the things the Town Board has been working on with Mr. Green. Councilman Major said the Town board is doing a lot about the economic development in the community and a very important part of that is the comprehensive plan. Councilman Major spoke about the railroad and the rail line and how it will affect the infrastructure. Supervisor Lucia spoke about a rail meeting that he attended in Warren County and how positive the outlook is for the rail line. Jim Martin stated that if the line continues north the possibilities it would open up for people to travel north to the ski resorts from Penn Station to Gore Mountain. There was also conversation about the right of way on the railroad tracks. Councilman Byrnes said that it varies.

Councilman Major also said that the Town has been offered an opportunity to obtain the Brookhaven golf course in both the Town of Greenfield and the Town of Corinth, this opportunity is being worked on jointly with the Town of Greenfield and the possibility is there to have a joint municipal park, this is a very positive thing in regards to the open space the town is looking to preserve. Supervisor Lucia said for those that do not remember when the mill shut down in 2000 the golf course was owned by the employees of the mill and asked at that time if the town would be interested in having the golf course as a municipal park. They decided not to do it at that time now their committee is ten years older and they have decided that they do not want it anymore, but their catch is that they have to give it away. Supervisor Lucia said the meeting with that committee and Ken Green will be April 14<sup>th</sup> at 8 pm. Secretary Hamm asked if at this time the Town was looking at the mill site as a source to produce energy for the town. Councilman Major said he has not been privy to those conversations but stated that there may be some things of that nature being discussed at this point. Supervisor Lucia said he hears things but cannot always discuss what he hears until they come to fruition. Councilman Brown said that he was very impressed with the turnout of all the boards and committee members' present tonight. Supervisor

Lucia said with the short list that they have this year says that everyone is doing a good job and the previous changes they have made from the list last year are working.

The meeting was adjourned at 7:48pm.

Respectfully Submitted

Cheri Sullivan  
Planning Board Secretary