

Minutes June 17, 2010

Town of Corinth Planning Board Meeting

Meeting called to Order 7:03pm

Eric Butler, Chairman

Althea Rivette- 7:07

Louise Reed- 7:07

Joan Beckwith

Philip Giordano

Attorney Pozefsky

Fred Mann, Building Inspector

Cheri Sullivan, Secretary

Public Present: Dave Barrass, Michael Goodspeed, Jo Burl, Kenneth Burl, Tim Montena Sr., Brian McKernan, Ron Rucinski(Rucinski Architecture), Peter Reilly (Attorney Pace Builders), Charles Larson, John Hales(Business Manager Corinth Central Schools), Warren Baldwin, Sharon Baldwin, Steve Staalesen ( Pace Builders),Celia Lockhardt,

**\*Motion to approve minutes from May 20, 2010.**

Motion- Beckwith

Seconded- Giordano

Polled as follows:

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

**\*Motion to Approve minutes from March 30<sup>th</sup>, 2010(Joint meeting with Town Board).**

Motion- Beckwith

Seconded- Giordano

Polled as follows:

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

**New Business:**

1. Michael Goodspeed- Proposed Boundary Line Adjustment. Property is located at 262 Wilton Mountain Road. The property is Zoned RR. Mr. Goodspeed would like to move the boundary lines of three parcels, each parcel approximately .30acres, .24 acres, & .18 acres & combine these three sub standards lots into the parcel with 4.37 acres of which the home is located. Mr. Barrass explained that the smaller parcels were purchased at different times and Mr. Goodspeed is erecting a pole barn and in order to comply with the zoning setbacks he has to merge the parcels. Mr. Barrass told the board that all of the parcels are already in one deed. Chairman Butler asked Code Enforcement Officer Mann

if he had been to this residence. Code Enforcement Officer Mann said he had and he did not have any problems with the work Mr. Goodspeed has started.

**\*Motion determining that this is a Boundary Line Adjustment.**

Motion- Beckwith

Seconded- Rivette

Polled as follows:

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

2. David & Jane Dearborn- 2-lot family subdivision. Property is located on County Route 25. Property is zoned RR. Applicant would like to subdivide parcel into a 4 acre lot and a 13.95acre lot. DEC permit is required and this application needs to be forwarded to Saratoga County Planning. Mr. Barrass said that DEC has already been to this site and flagged the 100ft buffer for the wetlands. Board member Reed felt it was necessary to disclose that she has been very good friends with Jane Dearborn for many years and if there were any issues with this friendship that she would willingly recuse herself. Attorney Pozefsky said that recusal is only mandatory if it involves family or financial matters. Mr. Barrass said the property width at the driveway is 162ft. Chairman Butler asked Code Enforcement Officer /Mann if there were any issue he saw with this subdivision. Mr. Mann said the only thing that needed to be corrected on the maps was that there would have to be an area on the map where fire trucks would be able to turn around. Chair Butler said the board would put this application on the agenda for next month and schedule a public hearing.

Public Hearing: Rucinski Builders

Mr. Rucinski spoke on behalf of the applicant and stated the following for review on this proposed subdivision:

- Still onsite sewage disposal
- Onsite site wells
- Storm water onsite with swales
- For a “great storm” there is a drywell system in place

Chairman Butler opened the discussion up to the Planning Board members first and explained to the public present that after the board discussed and asked questions of the applicant the next step would be to do the SEQRA review. After that the board would open the public hearing so that all members of the community present could ask their questions and make statements.

Board member Rivette asked if there had been any changes made since the last time Mr. Rucinski was before the board. Mr. Rucinski said there were not. Board member Beckwith asked if a traffic study had been done, because she has concerns with the impact of traffic and pedestrians with the elementary school. Code Enforcement Officer Mann said that he is good with what has been presented to date, and concerns he had previously have already been addressed by the applicant. Highway Superintendent Eggleston stated that he has no concerns at this time about the proposed road and stated

to the board that the cull-de –sac presented in this subdivision is larger than the one he plows for Wells Estate.

Attorney Pozefsky said that the SEQRA review was for preliminary review and the boards' job is as follows; if the answers to the question are; small to moderate on all questions then the board will declare a negative declaration; if there is any answer to a question that the impact could be potentially large then the board will stop and see if there is some way to mitigate or reduce the impact, so that there would only be a small to moderate impact.

Attorney Pozefsky said he would read through the questions and if there were any board members that felt there was a large to significant impact, to stop him and they would discuss the question. Mr. Pozefsky read the examples given for the questions asked:

	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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" 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	<input type="checkbox"/>
• 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)

NO       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?

NO       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 |

Chairman Butler asked in regards to question number one if they would be able to maintain that 15% pertaining to lots 3 and 4. Mr. Rucinski said they would not be touching lots three and four. There was no comment from the board members present on question two or three. Chairman Butler asked if there was a need for concern on question number four. Attorney Pozefsky read through the examples and there was no further comment.

	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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" 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
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			
• Proposed Action would change flood water flows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action may cause substantial erosion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action is incompatible with existing drainage patterns.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow development in a designated floodway.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO  YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.   Yes  No
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.   Yes  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.   Yes  No
- Proposed Action will allow an increase in the amount of land committed to industrial use.   Yes  No
- Proposed Action will allow an increase in the density of industrial development within existing industrial areas.   Yes  No
- Other impacts:   Yes  No

Board member Beckwith asked if any of these proposed homes were going to have any of the outside wood boilers. Mr. Rucinski said he did not have any plans for them. Chairman Butler said the homeowners' would have to apply for a building permit if they wanted one.

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO  YES

Examples that would apply to column 2

- 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.   Yes  No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO  YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.   Yes  No
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.   Yes  No
- Other impacts:   Yes  No

Chairman Butler said he thought the board had already received a statement from DEC that there were none located on this parcel of land.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO  YES

Examples that would apply to column 2

- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)   Yes  No
- Construction activity would excavate or compact the soil profile of agricultural land.   Yes  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.   Yes  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.   Yes  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.   Yes  No
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.   Yes  No
- Other impacts:   Yes  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.   Yes  No
- Any impact to an archaeological site or fossil bed located within the project site.   Yes  No
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.   Yes  No

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

- Other impacts:   Yes  No

IMPACT ON OPEN SPACE AND RECREATION

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

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?    Yes  No
- Proposed Action will result in a reduction in the quantity of the resource?    Yes  No
- Proposed Action will result in a reduction in the quality of the resource?    Yes  No
- Proposed Action will impact the use, function or enjoyment of the resource?    Yes  No
- Other impacts:    Yes  No

Attorney Pozefsky asked Mr. Rucinski if he knew if this was considered a critical environmental review area. Mr. Rucinski said it was not. Mr. Pozefsky asked if the Engineers had reviewed this or not. Mr. Rucinski said he believed that they did.

IMPACT ON TRANSPORTATION

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

NO  YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.    Yes  No
- Proposed Action will result in major traffic problems.    Yes  No
- Other impacts:    Yes  No

Chairman Butler felt that there might possibly be a significant impact in regards to this question. Board member Beckwith agreed and stated she feels that there is going to be a significant impact because of the increased traffic of the school and on Eggleston Street. Board member Reed said that there is no other access to Dayton Drive and that is a very quiet street. Chairman Butler said from what he has learned he does not believe there is going to be enough traffic generated from this subdivision to create a significant impact. Mr. Butler said since it is a 17 lot single family development it doesn't really meet the criteria necessary for traffic impact study. Mr. Rucinski said the number which would be used in a traffic study would be 11; it would be 11 one way trips per day

,per house, which is less than 200 vehicle trips per day spread out over 16 hours, so that works out to about ten extra vehicles per hour on average. Board member Beckwith said this is her only concern because there is no other exit. Board member Beckwith felt it was going to be in the best interest of the residents on those two roads to at least ask the engineers to look at it and see if there was a need for a traffic study. Board member Beckwith said there is a fair amount of traffic currently on this road especially when school is in session and she felt that children could be endangered with any increase in traffic as the sidewalks do not go all the way down Eggleston Street to Dayton Drive. Code Enforcement Officer Mann said he agrees with Board member Beckwith. Attorney Pozefsky said that he will mark the answer yes on this question and the board can move on with the other questions, at the end they will return part three to discuss any ideas on how to possibly mitigate this situation. Attorney Pozefsky explained that this will not necessarily hold up the project, it would just be before final approval the engineers could look at it and address, so that when it comes back before the board the engineers may be able to find a way to mitigate the situation.

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

- |   |                                     |                          |                              |                             |
|---|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.   | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input checked="" 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

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day).   | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input checked="" 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

- 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.   Yes  No
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)   Yes  No
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.   Yes  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.   Yes  No
- Other impacts:   Yes  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

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

- Proposed Action will set an important precedent for future projects.   Yes  No
- Proposed Action will create or eliminate employment.   Yes  No
- Other impacts:   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

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

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#### Discussion on impact of question #15:

Board member Beckwith said the traffic is her biggest concern, she explained that there has been a fair amount of building on Barbara MacDonald drive and until Phase two and three of that development is finished essentially there is only one ingress and egress which presently exits onto Eggleston Street. Chairman Butler asked Code Enforcement Officer Mann if he had any input on this question. Mr. Mann said only that he does travel that street and traffic hardly moves, you have to drive very slowly because of the amount of kids walking the edge of the road and traffic. Mr. Mann explained there is another road exiting from Barbara MacDonald but it is just dirt until the remaining phases of that development are completed. Chairman Butler asked Mr. Mann if he knew how many homes were currently in that development and how many were to be built in phase two and three of that subdivision. Code Enforcement Officer Mann and Board member Reed said there was also a road that was supposed to come back out on Dorset Drive. Chairman Butler said he felt the most significant impact was going to be at the time of day when school starts or gets out. Attorney Pozefsky said at this point the board can issue a positive or negative declaration, with positive meaning, that there is a potentially significant impact, which can be reviewed by the engineers before the final is done. Mr. Rucinski asked for clarification and wanted to know if this was going back to the towns engineer for a traffic study. Chairman Butler said that it

was going back to Clough Harbour for them to look at the potential of any possible issues and if there would be a need to conduct a traffic study.

**\*Motion determining a positive declaration in lieu of a professional opinion on the preliminary SEQRA review.**

Motion- Beckwith

Seconded- Rivette

Polled as follows:

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

Chairman Butler opened the public hearing and asked Secretary Sullivan to read it into record. Chairman Butler asked Secretary Sullivan if she would also read into record the letters of opinion received on this proposed subdivision.

Town of Corinth Planning Department  
600 Palmer Avenue  
Corinth, NY 12822

Dear Town of Corinth Planning Board:

This letter is in response to the certified letter we received from Rucinski Hall Architecture regarding the "Major 17 – lot subdivision" planned for tax map #73.-2-13.1. This subdivision will lie directly behind our residence on Dayton Drive in Corinth. We are notifying you by written letter that we vehemently oppose this subdivision.

We purchased our house on Dayton Drive at the end of June 2009. The main reason for purchasing our home was location. I grew up on Eggleston Street and graduated from Corinth School. We loved the idea of a dead end road with few homes. Coming from a busy 40 mph road and neighborhood to Dayton Drive was a welcome relief. Every single friend or family member that visits us always questions, "Is it always this quiet here?" Our answer is always, "Yes!"

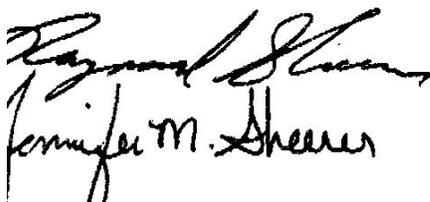
The only entrance/exit to this subdivision will lie 44 feet from our garage and side yard. Dayton drive is already a narrow road and now there could be upwards of 34 more additional cars (based on each family owning 2 cars) adding to the traffic flow. By having one entrance to this subdivision you are tremendously increasing the traffic on this current low traffic street. Are there plans to widen Dayton Drive? Will the town of Corinth provide a walking lane, as on the upper half of Eggleston Street, for the safety of the new school children walking to and from the Corinth Elementary school? Has there been any kind of traffic study done on the sharp, narrow curve connecting Eggleston Street with Dayton Drive? Will there be? This is a dangerous curve during non-winter months. When meeting a car on this curve one has to be quite careful. During the winter months this curve becomes even more dangerous and really can only fit one car at a time due to the mounds of snow piling up on the sides. This past winter I had an experience of meeting a town plow truck on this curve. I had to back up to allow the plow around the curve because the curve wouldn't fit both my sedan and the snow plow. Finally, will these new homes have wells or be placed on the Village water line?

homes. How about 5-10 homes on larger lots? I would be more accepting of 5-10 homes rather than 17. At the same time we need development in our town, it seems in our town and surrounding towns there is a push to develop every single bit of undeveloped land. I hate watching this happen and then see newly built homes sit empty for long periods of time. During this troubled economic time our town, state, and country is in do we really need 17 more homes built?

The quality of life for the residents on Dayton Drive will be severely impacted and affected by an additional 17 homes. Yes, we can put a fence around our entire property to keep our children and pets safe from increased traffic, but the quiet, peaceful neighborhood we have come to love and in which people are envious of will disappear. If we wanted to live in a large subdivision type neighborhood we would have purchased a home in a subdivision in another surrounding town. Instead we purchased on Dayton Drive because we liked the idea of a neighborhood, but not a subdivision like area.

We ask that you take some serious time to consider this subdivision and the impact it will have on our neighborhood. We ask that you consider the questions stated above and provide us with some reply.

Sincerely,

Handwritten signatures of Raymond and Jennifer Sheerer. The signature for Raymond is written in a cursive style, and the signature for Jennifer M. Sheerer is also in cursive.

Raymond and Jennifer Sheerer

Chairman Butler asked Highway superintendent Eggleston if he knew of any plans for Eggleston Street and Dayton Drive. Highway Superintendent Eggleston said everyone in this neighborhood wants walkways and wider roads until it comes to them giving up four feet of their land to do so. Mr. Eggleston said that if it could be done he would do it.

June 11, 2010

## Town Planning Board

I own property in the immediate vicinity off Dayton Drive, Corinth, NY.

I am against the proposed project (Major 17-lot subdivision) tax map #73-2-13.1

Due the deleterious effects it will have on the area. The only access road is Eggleston Street, which is very narrow, has no sidewalks, and is over burdened now with traffic from homeowners on Eggleston St, Dorset Dr, Barbara McDonald Dr, and Dayton Dr. Also, the noise and confusion and traffic that is caused by the Elementary School. This influx of 17 new homes would seriously burden the homeowners already here. Seventeen new homes could quite possibly bring in one hundred new people, and more cars and traffic.

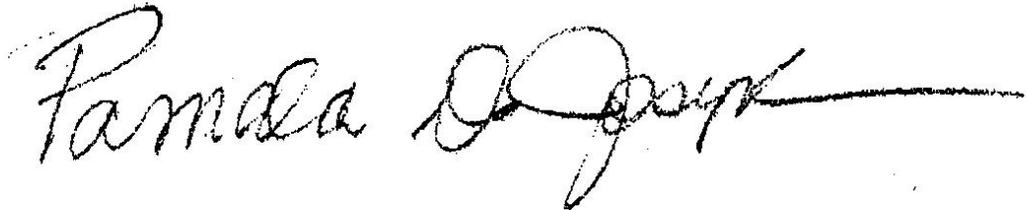
The builder does not cut trees thoughtfully and has basically destroyed a very lovely forest setting.

We have dozens of homes for sale throughout Corinth, do we really need more

homes for sale? The 4 new ones down here didn't sell that quickly and the owners are already having trouble with poor construction problems.

In closing, I am very much against this proposed subdivision

Pamala DeJoseph  
11 Dayton Drive  
Corinth, NY

A handwritten signature in cursive script that reads "Pamala DeJoseph". The signature is written in black ink and is positioned below the typed name and address.

Chairman Butler explained to the public present the rules for speaking at a public hearing and the stated that if people get out of hand at this public hearing he will close it down.

The public hearing was opened to the community members present and the following spoke either for or in opposition to this proposed development:

Mr. Larson-

Mr. Larson said that he owns the property right next to where the right of Way with the School is and wants to know how this is going to affect his agreement with the School. Mr. Peter Reilly said he is the Attorney for Pace Builders. Mr. Reilly said that Mr. Larson's original agreement with the school was signed September 22, 1998. Mr. Reilly said there are some questions pertaining to the original deed that Mr. Larson exchanged with the school, and at the time he believes, that Mr. Larson abandoned his rights to at that time, the existing right of way, and the school district has granted him another right of way. Mr. Reilly said he believes that portion of it was abandoned by Mr. Larson and given to the school district. Mr. Reilly said he was currently dealing with the school district to ensure that everyone is on the same page. Attorney Reilly said as Mr. Larson has clarified, he does not own the property; even if the right of way exists at the original location, it is only a right of way an easement for ingress and egress. Attorney Reilly explained that this proposed project is not contemplating any improvements on this right of way. Mr. Reilly said the worst case scenario is that it remains the way it is; there is no intention of this developer to block it.

Mr. Larson said the other complaint pertaining to this subdivision was the traffic on the street. Mr. Larson said you are not going to understand the impact of the traffic unless you live there. Mr. Larson said that when school is in session the traffic intensifies. Mr. Larson explained that the residents of Barbara McDonald Drive come from Dorset onto Eggleston because currently it is the easiest way for them to exit. Mr. Larson said the walkway ends at his driveway. Mr. Larson said that he was probably one of the few that did not give Mr. Eggleston a hard time about the walkway. Chairman Butler asked if all the kids in that area walked to school. Mr. Larson said yes and they also walk to all three schools.

Brian McKiernan-

Mr. McKiernan said he lives on Dayton Drive where there are half a dozen houses. Currently and maybe twice a year you'll meet another car going around that corner, which is a 90 degree corner. Mr. McKiernan said he feels this project with an additional 31 cars using this road is going to increase traffic, and there are going to be accidents on this corner, not to mention the children that play in the street on Dayton Drive because currently it's a dead end street with no walkways. Mr. McKiernan said it will be ruining a quality of life and feels there is no need for this subdivision.

Tim Montena-

Mr. Montena said his house will be going on the market if this development is approved. Mr. Montena said he would not have an issue selling part of his property to put in a side walk in for the children to get to school safely, but he will not give away part of his land so that someone can put in 17 houses. Mr. Montena said as for Dayton Drive he does not care if it is summer or winter but two vehicles cannot go around that turn at the same time. Mr. Montena said he feels that this is just greed. Mr. Montena also stated that there was a lot of property for sale in Albany and NYC and felt that the builders should go there as the last time the builders were there they were very inconsiderate of the residents that were there then.

Celia Lockhart-

Mrs. Lockhart said she lives on Eggleston Street and is also a member of the Corinth School Board. Mrs. Lockhart said she felt there should be a study done about the traffic because at 7:30am and 2:30 pm, when school is starting and getting out the traffic is already very congested. Mrs. Lockhart also wanted to know how much of a buffer with the trees are going to be left. Mr. Rucinski said it varies but generally there will be a 30ft buffer of trees.

Jo Burl-

Ms. Burl said she lives on Dayton Drive and she is concerned about the existing character of the community, which the board has already stated there is not an impact on. Ms. Burl said it is very quiet here, and was a reason that they chose this street to live on, had they known there could've been a 17 lot development built here they might have looked at the property differently.

John Hales-

Mr. Hales said he is the Business Manager for Corinth Central School district. Mr. Hale said that the school's main concern is about the safety of the children. Mr. Hales said he has two comments that he feels should be looked at with the possibility of a traffic study.

- a) The possibility of having stop signs placed where the school exits onto Eggleston.
- b) If the builder of the development could create some sort of walkway though the development for the kids to get to school without being on the roadway.

Mr. Larson said that was a good idea but would the school be willing to maintain a path for these students during the winter months?

Anita Sheerer-

Ms. Sheerer said that she has lived there for 35 years and spoke about the construction of the last four homes that were built on Dayton Drive. Ms. Sheerer said the noise, the dirt were awful. Ms. Sheerer said they are also concerned over the traffic and the safety of the children that live there.

Highway Superintendent Eggleston said it would be very hard to change that corner in any way. Mr. Eggleston said that he would need an awful lot of property to widen that corner and people don't want to give their property up. Board member Beckwith asked if putting in a stop sign at the corner would help. Mr. Eggleston said no that would just stop the traffic it would not help with the width of the road. Board member Reed asked what if they lowered the speed limit. Mr. Eggleston said the speed limit is currently at 30mph except by the school where it is 20mph. Mr. Eggleston said that as far as the walkway he would be willing to extend it to the end of the road however it is still easier to talk about it than to get people to give up their land for one. Chairman Butler asked how far down the street is the side walk currently. Mr. Eggleston said it goes from Main Street to the corner of Mr. Larson's property.

Chairman Butler asked Code Enforcement Officer Mann if he had any input here. Code Enforcement Officer Mann this actually doesn't have anything to do with his position. However when he does drive down that street he drives very slow because he has concerns about children running out into the street even when school is not in session,

but he does feel that when school is in session that it is a very congested area. Chairman Butler asked where exactly the Village Town Line is on the street. Mr. Eggleston said it starts right where the brown apartments are on Eggleston Street.

Chairman Butler asked Attorney Pozefsky for clarification on where the board should go from here and what their options were. Attorney Pozefsky said there would be another public hearing for the final review and if the traffic does development into a major issue the board could have a hearing for that in terms of the SEQRA review, if it were to get that far.

**\*Motion to close the preliminary public hearing.**

Motion- Beckwith

Seconded- Giordano

Polled as follows:

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

Chairman Butler said at this point the board should probably discuss this a little more. Board member Beckwith said she feels that there should definitely be a traffic study done. Chairman Butler agreed and said that it is not just for the traffic but should also include the pedestrian traffic. Chairman Butler said that he would like to talk about the buffer area again because he would like to request specifically that there be a minimum of a 50ft buffer left along the row of houses on Eggleston Street. Board member Beckwith asked if the house were going to be built immediately or as they sell. Chairman Butler explained that the first stage would be to remove the vegetation, then the fill and then the roadway. Chairman Butler asked Mr. Rucinski if there was a preferred area that he would like to start in. Mr. Rucinski said that would be market driven. Board member Rivette asked if there was any way to make the corner bigger. Highway Superintendent Eggleston said there was no way that he knew of because on one side of the road there is a ravine and the creek, and DEC would not be in favor of that and the other side of the road is private property. Mr. Eggleston did not feel the owner of that property would be interested. Chairman Butler asked Mr. Rucinski if there were any concerns mentioned tonight that he would like to respond to. Mr. Rucinski said he did not feel that they could do anything about traffic problems down by the school; the only thing he can say is that 17 houses is not a lot of traffic by the standards that the traffic engineers use.

Attorney Pozefsky said at this point the board has a couple of choices to make;

- 1) If the board wanted to wait for the engineer's opinion about the traffic it could wait until next month and then decide on a preliminary approval or disapproval.
- 2) Or the board could move forward with that tonight subject to what the engineers say.

The board was in agreement to wait on the preliminary approval until they get something back from the engineers pertaining to a traffic study.

Chairman Butler said he wanted to make sure that everyone in the room was aware of the history of this proposed project. Chairman Butler explained that the applicant originally came before the board a couple years ago with approximately 32 proposed homes, the applicant has worked with the board and we are now looking at a decent subdivision. Mr. Rucinski has worked with the board to get this subdivision the way it is currently. Chairman Butler explained to the public that they are welcome at every meeting even if it is not a public hearing where they can speak. Chairman Butler explained that the board meets every third Thursday of the month. Chairman Butler said this was something he was going to address later in tonight's meeting but he asked the board member if anyone would have a problem moving the meeting this month to the 29<sup>th</sup> of July as Secretary Sullivan will be on vacation. There were no objections from the board members present to changing the meeting date to the 29<sup>th</sup> of July@7:00pm.

Other Business:

Secretary Sullivan said she wanted to let the board know that she has requested a copy of the certification of training attended.

Old Business:

**\*MOTION TO ADJOURN MEETING @ 8:54PM.**

Motion- Beckwith  
Seconded-Giordano

Respectfully Submitted

Cheri Sullivan