

# Minutes for August 18<sup>th</sup> , 2011 Planning Board Meeting

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## Minutes August 18<sup>th</sup> , 2011

### **Town of Corinth Planning Board Meeting**

Meeting called to Order: 7:03 pm

Eric Butler, Chairman  
Althea Rivette  
Louise Reed  
Philip Giordano, Excused  
Joan Beckwith  
Dan Willis, Alternate, present for Phil Giordano  
Attorney Martin Pozefsky  
Leon Hickok, Code Enforcement Officer  
Kate Halliday, Secretary

### **Public Present:**

None

### **\*MOTION TO APPROVE MINUTES FROM JULY 21<sup>ST</sup>, 2011.**

Motion: Joan Beckwith

Seconded: Louise Reed

Polled as follows:

Butler: Yes; Beckwith: Yes; Rivette: Yes; Reed: Yes; Willis: Yes

### **OLD BUSINESS:**

Open discussion of Proposed Zoning Changes. Chairman Butler opened the meeting with the statement, "What is our purpose here tonight and your goal," and turned to Martin Pozefsky for his input. Chairman Butler asked Planning Board members what stood out to them as they read thru the proposed changes. He feels the Town Board is looking for flaws, mistakes, any major changes that need clarification.

### **Areas discussed:**

Decreasing in zone designations and intentions

Where mobile home (manufactured homes will be allowed) Joan Beckwith and Althea Rivette wanted clarification of this. It was felt mobile homes were being limited. Dan Willis, yes, this was the original intention. However with the proposed zoning changes they would be allowed in Manufactured Home Parks.

Althea Rivette expressed concern with the definitions of mobile home, manufactured home, pre-fab, stick build. Code Enforcement Officer Leon Hickok explained the difference according to New York State definitions. Althea expressed concern under the proposed changes it would hinder a young couple from building a starter home and have a dramatic effect on low income families.

Joan Beckwith expressed concern over what area is left in the proposed changes for manufactured or mobile homes to be placed. She is unsure there is not a lot of room left in the R2 district for manufactured homes to be placed. Concerned we are being discriminatory as a community because we are not allowing manufactured homes in other areas. Joan stated she did not the Town to get involved in a discriminatory suite.

Concerns were expressed the proposed changes in increased building lot size from 1 acre to 5 acres as to how this would impact the individual who wanted to purchase the land and build a home as well as

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the economic impact this increase in building lot size would have on the town and the school. Dan Willis stated there were 10 billion dollars of investment going on in Saratoga County over the next 15 years and was going to significantly impact this town. He stated the importance of reviewing the proposed changes because he didn't know when it would be reviewed again; or when the land laws would be reviewed again, five years or fifteen years. He was involved because he wasn't concerned about the now; he was concerned with the future. If the Board was concerned with the increase in the 5 acres, the proposed changes also increased the acreage in the rural residential areas to 8 acres lots.

Joan Beckwith continued to express concern over the change in acreage in lot size limiting the growth of the community. Dan Willis brought up Conservation Sub Divisions as an alternative which limited the loss of building acres.

Louise Reed expressed concerns with proposed zoning and the APA authority and has that been taken into account. Dan Willis discussed this issue with her. Louise stated zoning laws had to be approved by the APA. Martin Pozefsky stated with the Town's zoning in place it is further protection for the town regardless of changes the APA may make.

Dan Willis stated there are lands in the Town not covered by zoning, state and county lands. In the proposed zoning changes they are now covered.

Joan Beckwith requested questions be submitted to the Planning Board Secretary prior to the next meeting for organization and presentation. Chairman Butler stated he felt another meeting was necessary for further discussion to submit the Planning Board input. Chairman Butler has suggested September 7, 2011 at 7 p.m. for a Planning Board workshop regarding the proposed zoning changes. A joint Board meeting is tentatively scheduled for September 15, 2011 at 4:30 p.m. Joan Beckwith also stated she would like it written into Town Law that they review their Comprehensive Plan in regards to zoning every five years. Dan Willis said it would be difficult to convince the Town Board due to the tremendous expense of the review this time.

Dan Willis stated in digressing from the present conversation he felt the Town was moping along and not giving the impression of actively seeking commercial industry for the IP site. He felt there needed to be a true visionary plan in place.

Chairman Eric Butler felt it was a productive evening with good input and reminded Board members to come in with concerns for discussion on September 7<sup>th</sup> and if possible submit questions and concerns to the secretary to prepare for the meeting. Meeting adjourned at 8:20 p.m.

### **\*MOTION TO ADJOURN MEETING AT 8:20 P.M.**

**Motion: Joan Beckwith**

**Seconded: Althea Rivette**

**Polled as follows:**

**Butler: Yes, Beckwith: Yes, Rivette: Yes, Reed: Yes, Willis: Yes**

Respectfully Submitted,

Kate Halliday,  
Planning Board Secretary

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**\*MOTION TO APPROVE MINUTES FROM** August 18<sup>th</sup> , September 7<sup>th</sup> , September 15<sup>th</sup>

Motion:

Seconded:

Polled as follows:

Butler:          Beckwith:          Rivette:          Reed:          Giordano:          Willis:

**OLD BUSINESS:**

**NEW BUSINESS:**

**\*MOTION TO ADJOURN MEETING AT**          p.m.

**Motion:**

**Seconded:**

**Polled as follows:**

**Butler:          Beckwith:          Rivette:          Reed:          Giordano:          Willis:**

Respectfully submitted,

Kate Halliday  
Planning Board Secretary