

Town of Corinth Planning Board

December 18, 2014 7:30 p.m.

Meeting called to order at 7:30 p.m. by Chairman Eric Butler. Roll call as follows: Eric Butler, Chairman, present, Louise Reed, present, Althea Rivette, present, Philip Giordano, present, Joan Beckwith, present, Attorney Pozefsky, present, Leon Hickok, present, Kate Halliday substituting for Linda Hamm who is excused

Public present: Tim Halliday, Dave Barass, Cherie Wright Bovee, Tom Center, Eric Bush, Mr. Clute, Matt Rogers, Village of Corinth Planning Board Chairman, Greg Berg, Village Code Enforcement Officer Village of Corinth.

Approval of November 18, 2014 minutes as so written. Motion: Philip Giordano, Motion seconded: Joan Bethwith.

Roll call: Eric Butler yes Louise Reed yes Althea Rivette yes Philip Giordano yes Joan Beckwith yes.

Passed and Carried.

New Business: Dave Barass presented a 2 lot family residential subdivision of lands on Tannery Hill Road, 48 acres to be subdivided into 2, 24 acre lots with a shared driveway. DEC has flagged the wetlands. The proposed driveway is over 500 feet in length. Provisions have been made to meet the required turn around and passing area for emergency vehicles. Attorney Pozefsky asked for a written agreement in regards to the shared access of the driveway to bind property successors. With no further questions from the Planning Board members a Public Hearing was set for next month, January 15, 2015 at 7:00 p.m. Eric Butler noted that with the proposed subdivision being located within 500 feet of the border of the Town of Greenfield, it would be necessary to notify the Town of Greenfield. Leon Hickok was so noted to follow up on this.

Tom Center proposed a conceptual plan for a Minor Subdivision for the proposed sale of the lands of Cherie Wright Bovee on Upper Main Street. Matt Rogers, Village Planning Board Chairman spoke regarding the Water and Sewer for the proposed project. He proposed the Town needed to form a Water District in order for the project to move forward. Leon Hickok, Code Enforcement Officer for the Town stated he was speaking for the Town Board and the Town Board was not willing to establish a Water District at this time. He was given authority to speak for the Town Board in regards to this matter. He suggested a HOA be formed. Matt

Rogers stated he was under the impression the Village would not agree to the HOA. Martin Pozefsky advised it needed to be determined who would be the lead agency on the project the Village or the Town. With further discussion, Matt Rogers stated the Village Planning Board had no issue with the Town taking lead agency, keeping the Village Planning Board informed. Eric Butler, Chairperson advised the proposal would be submitted to the County and to the Town Engineers for input. It would be necessary for a \$2,000.00 to be put into escrow for engineer fees. This would be done thru the Town Clerk, Rose Farr's Office. Eric Butler, Chairman also brought up the commercial operation of a business that is presently operating on the property would be mixed use. This was addressed and Attorney Pozefsky advised a special clause could be written into the approval allowing the commercial use to be phased out by a reasonable set date. Eric Butler, Chairman stated perk tests would need to be done, an application for a minor subdivision and detailed maps submitted in order to put the project back on the agenda for February 19, 2015. Attorney Pozefsky advised the water and sewer issue needed to be resolved prior to moving forward. Matt Rogers advised Mr. Center to come into the Village Planning Board meeting on January 15, 2015 for further discussion on the water and sewer.

Old Business: Eric Bush of 765 County Rt. 24 addressed the Planning Board on his proposal of turning sheds into cottages at his residence. Attorney Pozefsky advised Mr. Bush he and Leon Hickok, Code Enforcement Officer discussed the proposal and had to offer the following suggestions: Combine the 2 lots into one lot. Rent out space to a caretaker in the main residence who is non relative and the out buildings would then become accessory buildings. By pursuing this direction, Mr. Bush's proposal falls under the Building Inspector and is no longer subject to Planning Board review. Mr. Bush thanked the Planning Board for their assistance.

With no further Business the next meeting for the Planning Board will be January 15, 2015 at 7:00 p.m.

Motion to adjourn meeting: Motion: Joan Beckwith, Motion Seconded: Louise Reed

All in Favor ___ 5 ___ ayes ___ 0 ___ nays

Meeting closed: 8:30 p.m.

Respectfully Submitted,

Kate Halliday