

TOWN OF CORINTH

PLANNING DEPARTMENT

Planning Board Meeting

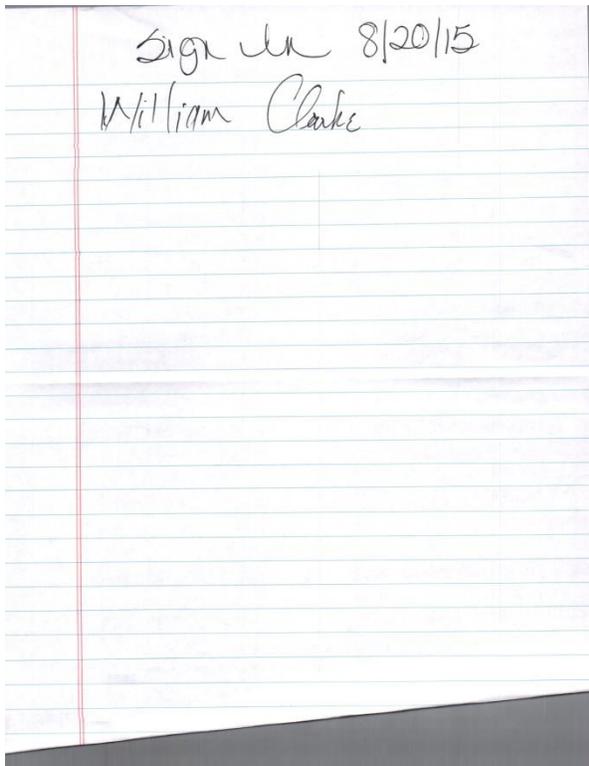
August 20, 2015

Approved

ROLL CALL: Eric Butler, Chairman v__ Louise Reed _v_ Althea Rivette __ Philip Giordano _v_
Joan Beckwith _v_ Dan Willis __ Attorney Pozefsky _v_ Leon Hickok __ Linda Hamm,
Secretary _v Stachia Wagner, Secretary v__

Althea Rivette, Dan Willis, and Leon Hickok are absent with excuse

Public: William Clarke



Sign in 8/20/15
William Clarke

Approval of June 4, 2015 minutes as written.

Motion: Joan Seconded: Philip

Roll Call Vote: Eric Butler, Chairman Y Louise Reed Y Althea Rivette ___ Philip Giordano Y Joan Beckwith Y Dan Willis _____

Passed and Carried: (4) yay, (0) nay

Approval of June 18, 2015 minutes as written.

Motion _____ Joan _____ Seconded _____ Philip _____

Roll Call Vote: Eric Butler Y Louise Reed Y Althea Rivette ___ Philip Giordano Y Joan Beckwith Y Dan Willis _____

Passed and Carried: (4) yay, (0) nay

Approval of July 23, 2015 minutes as written.

Motion _____ Joan _____ Seconded _____ Philip _____

Roll Call Vote: Eric Butler Y Louise Reed Y Althea Rivette ___ Philip Giordano Y Joan Beckwith Y Dan Willis _____

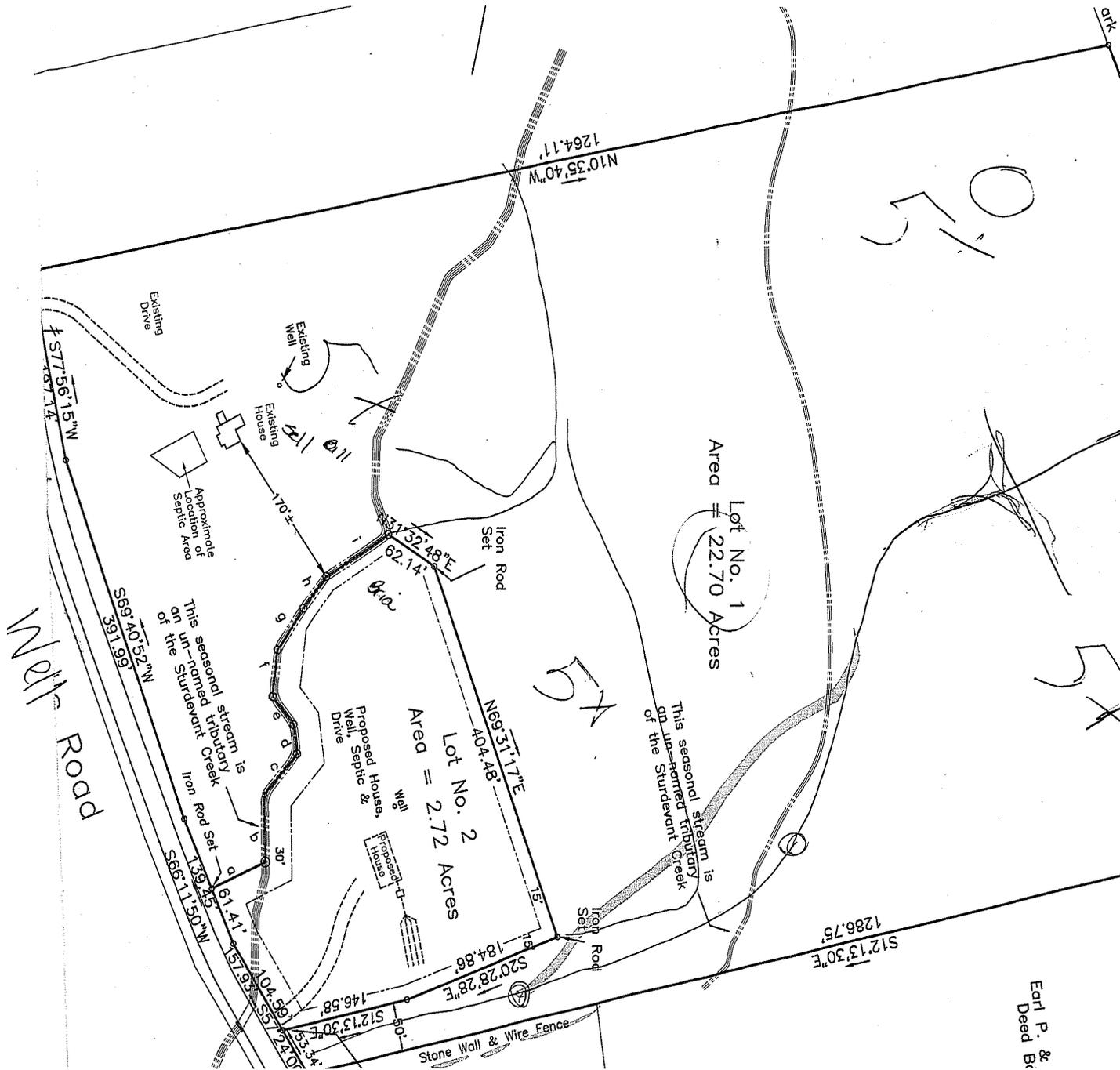
Passed and Carried: (4) yay, (0) nay

Old Business: None

New Business: William Clarke would like to present a proposal to subdivide his lot into 5 separate lots.

William Clarke presents his proposal to the board members as follows:

William Clarke: For what I am proposing, this is sort of a picture here.



There is going to be an original lot with my existing home, that I am planning to put on the market, I did my daughters about a year and a half ago, that is this one here, and then I am going to do three- fives in the back part of my land. There is an existing logging road and agricultural road that comes off of Wells Road. I have spoken with Leon about it and he did the approvals for my daughter's lot and he has been guiding me as far as the regulations, which my land is zoned as rural residential and there is a two acre minimum. Each of the lots

is going to be two plus acres and there is going to be house with probably three-three and half acres and then my daughter's existing lot. There will be a five acre lot behind my daughter's existing lot and then two fives up on the hill. As far as approval this is just a conceptual at this point, I have contacted a surveyor and he thinks he can get a survey map ready for next month's meeting and as far as each of the five acre lots, there are several good building spots that are high and dry. Water-my daughters well is 180' feet from most of the neighbors. Mark Plummer's, across the street, he is about 108', there's 10-15 gallons a minute, so there is plenty of water in the neighborhood. They are all high and dry building lots. There is a four feet wide culvert, 40' long.

Philip Giordano asked Mr. Clarke to show him on the map what plats will consist of what acreage. Mr. Clarke responds with: the plat on the northeast side would be 5+, the one on the northwest corner will be 5+, in order to avoid State Department of Health regulations there has to be at least three, five acre lots. There was one that was originally marked as two acre, but that one will have to be a 5 acre lot. I was originally planning on doing this as a family subdivision but ultimately I am going to sell my existing house and sell the other lots and probably give one of those lots to my younger daughter. So I couldn't qualify for a family subdivision, I am planning on selling the lots some day; it may not be this year or the next year, but someday I probably will. I am trying to keep this as rural as possible because it is my neighborhood, my kids live there. Trying to keep it as nice as I possibly can, my daughter's house can barely be seen through the trees in the summer time. You might see the house through the trees but that's not bad. My daughter is planting evergreens to serve as a little buffer. What I am considering is that each of the lots requires 20' road footage. So each of the lots will have 20' of road footage on Wells rd., I was going to do kind of a boiler plate with a shared right of way across the existing main road that is high and dry, it will offer plenty of access for the fire trucks to get back there, room where they can pull around each other, a good turn around spot and will be within a couple hundred feet of the building lots. Leon can check that. They can back a semi-truck up in there. So if I ever wanted to do a modular, I could get one back there.

Eric Butler, Chairman, asked about the 20' of road frontage. Mr. Clarke responds with: I have been talking to Mr. Dave Barass and he said you need 20' of frontage for each of the lots, if they didn't want to share a drive, then they could put in their own road. Maybe if they didn't get along, or well you never know, if they decided that they didn't want to maintain, because each of the owners would be responsible for sharing maintenance of the road. I was going to site that the existing logging/ agricultural road, it is my understanding that Mr. David Avigdor, attorney, could write up a shared use agreement about sharing maintenance of the road, that they would all have to agree to. Hopefully that never happens but you never know what can happen 7 years from now. So that's my thoughts, is there anything else you all can

recommend? Leon has been very helpful, he has given me several good suggestions. I have looked at the application and can have that back to Stachia and Linda next week. I think I can conform to all of these requirements, and the surveyor said he could have the maps ready for next month's meeting, so it will be all laid out, clear as a bell for you folks. Eric Butler, Chairman, asks Stachia and Linda to, at a minimum, send the maps out Thursday before the meeting in September, so that the members can look at the map over the weekend. Mr. Clarke continues with: As far as the SEQR form, I guess I am going to need to do this. Mr. Pozefsky responds with: yes, you will need to fill out the long-form SEQR because it is a major subdivision. Mr. Clarke responds with: I have done most of that, and most of the things I can conform to here. They are such big lots that the set-backs and everything, the set-backs off of any of the water courses; there is plenty of room for several house sites on each of the lots depending on ultimately where the owner wants to build. Mr. Butler asks about wet lands on the property. Mr. Clarke states that the only one that is considered wet land is the main stream that is on the border of his existing lot and his daughter's lot, but as far as the 100' set-backs, it is easy for the septic. Eric Butler asks if there are any roads crossing, Mr. Clarke states that there is only one road and that is the one with the existing 4' culvert. Mr. Clarke states that because money is a factor he is asking the board to consider combining the preliminary and final approval for next month. Leon didn't think it would be a hurdle, he has been out to the site because he supervised my daughter's lot. It cost me \$700 each time the last time when I was here for my daughter's lot. Eric Butler responds to this with: Well, but you're not paying for a meeting, one application is one application and that is what you are paying, for one time. Mr. Clarke said he thought that is what he was paying for the last time. Time is somewhat of the essence, he would like to get out there and get the lots sold. Eric Butler says: so you are planning on taking this lot, you're going to give it a 20' right of way, what about the three lots out back. They are going to be one combined drive? Mr. Clarke responds: The existing logging road will be on one of the lots deed, there will be a road where they will have access along the road. One lot will be larger at 5-6 acres; there is plenty of access, so that if this person didn't get along with another person then they would have room. If they get angry at each other, they would have room to have their own drive. Eric Butler states that next month will be the preliminary, it could be done all at once; the preliminary, the public, and final could be done next month. It makes it hard to discuss combining because there are no building plans here tonight. Mr. Pozefsky states that it could all be done at one meeting, if everything was provided and in order at September's meeting. Eric Butler asks attorney Pozefsky if there would be a problem with combining, he states that it is hard to tell without the building plans here tonight, but it could be determined at September's meeting. Eric Butler states that this will be placed on the agenda for next month, September 17th, for a preliminary, public hearing and final. Mr. Clarke thanks the board for their time and consideration to his proposal.

Motion to approve, disapprove:

Roll Call Vote: Louise Reed, Y Philip Giordano, Y Eric Butler, Y Althea Rivette, ___
Joan Beckwith, Y Dan Willis, Alternate _____

Passed and Carried: (4) yay, (0) nay

Next meeting will be September 24, 2015

Motion to adjourn meeting by Eric

Seconded by Philip

All in favor: 4 **AYES** 0 **NAYS**

Time out: 7:40 p.m.

Respectfully Submitted,

**Stachia Wagner
Secretary**