

TOWN OF CORINTH  
PLANNING BOARD  
600 Palmer Avenue  
Corinth, New York 12822  
Phone (518) 654-9232 Ext. 6  
Fax (518) 654-7751

Planning Board Minutes  
December 17, 2015  
Approved

ROLL CALL: Louise Reed √, Philip Giordano √, Eric Butler, Chairman √,  
Althea Rivette √, Joan Beckwith \_\_, Dan Willis, Alternate \_\_,  
Attorney Pozefsky √, Leon Hickok √, Stachia Wagner, Secretary √,

Approval of October 15, 2015 minutes as written:

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Planning Board Minutes  
October 15, 2015  
Approved

ROLL CALL: Eric Butler, Chairman √, Louise Reed √, Philip Giordano √,  
Althea Rivette √, Joan Beckwith √, Dan Willis, Alternate √,  
Attorney Pozefsky √, Leon Hickok √, Stachia Wagner, Secretary √,

Approval of September 17, 2015 minutes as written: (Not attached due to length)

Motion: Joan Beckwith      Seconded: Althea Rivette

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler Y,  
Althea Rivette Y, Joan Beckwith Y

Passed and Carried: (5) YAY      (0) NAY

PUBLIC: Edward Pritchard, Dave Barasss, William Clarke

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Page No. \_\_\_\_\_

MEETING ATTENDANCE SIGN-IN

Meeting Date: 12/15/15  
 Committee/Board: Planning Board

Please PRINT your name and address clearly to assure the correct spelling in the minutes of this meeting.

1. William Clarke
2. DAVE BARASS
3. Edward Pritchard
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New Business: Mr. Edward Pritchard is here for a public hearing on the proposal of a family subdivision of his lot located at 406 Angel Road in the Town of Corinth.

Mr. William Clarke is here for a public hearing on the major subdivision (4) lots of his 22.70 acres.

Mr. Barass re-familiarizes the board with the details of the Pritchard proposed family subdivision. The board takes a moment to review the map and the application, and continues on to approve with negative declaration.

Motion: Philip Giordano      Seconded: Louise Reed

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler Y, Althea Rivette Y, Joan Beckwith Y

Passed and Carried: (5) YAY      (0) NAY

Chairman Butler opens the public hearing. Secretary Wagner reads the public notice and enters it into the minutes:

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Motion: Phil Giordano                      Seconded: Joan Beckwith

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler Y,  
Althea Rivette Y, Joan Beckwith Y

Passed and Carried:    (5) YAY                      (0) NAY

Chairman Butler then opens the public hearing, and welcomes any input.  
Secretary Wagner reads the public notice and enters it into the minutes:

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THE POST STAR - LEGALS      Ad# 906815      First taken by mored 09/22/2015 15:47
Printed on 10/09/2015 at 11:06 by mored      Last changed by mored 09/24/2015 08:39

1518) 654-9232      Acct# 93247      Given by STACHIA
TOWN OF CORINTH      Start 10/05/2015      Stop 10/05/2015
600 PALMER AVE.      Transcript      Bill Expir.
SUPERVISOR RICHARD LUCIA      Class 501      LEGAL NOTICES
CORINTH, NY 12823      Info#s: NOTICE OF PUBLIC HEARING PLANNING
Subject N      AR Acct# 816      Cols 1 Lines 34 Inches 3.07 Words 165 Box? N

Mail Info:      Type Mail Sched Copies Sunday Comment
Affid L D 1      TOWN OF CORINTH MAJOR SUBDIV

Pd# Code Rate Base-Charge Adtl-Charge Total-Cost In# Start Stop SHRTMFS
AFF      15.00      Applied 10/05/2015
3 LEGAL 16.70 15.00 33.70 1 10/05/2015 10/05/2015 11111111
TOTAL AD COST 33.70

NOTICE OF PUBLIC HEARING
Planning Board Meeting Date:
October 13, 2015 @ 7:30 p.m.
for the following Proposed:
Project: Major Subdivision (4 Lots)
Location: 184 West Road
Corinth, New York 12823
Tax Map # 25-10-01
Project Description: 10 @ 1.04
Acres 14.08 acres of 25.79 acres.
Mr. Clarke is proposing subdivision
of 14.08 acres of LOT 1,
887796 in proposed 1.04 acre
LOT 2 proposed 1.04 acres, LOT
3 proposed 1.04 acres, LOT 4
proposed 1.04 acres.
THIS NOTICE IS GIVEN IN
ORDER THAT YOU AS OWNER
OF PROPERTY IN THIS
NEIGHBORHOOD THAT MAY
BE AFFECTED MAY APPEAR AT
SUCH HEARING AND BE HEARD
WITH RESPECT THERE TO."
Application for subdivision
return to the Planning Office
Monday - Wednesday 7:30 a.m. -
4:00 p.m., Thursday & Friday
4:00 p.m. and Friday 8:00 a.m. -
12:00 p.m. If you have any
questions please call the Planning
Department at 518.654.9232 ext.
88 or file your comments to
518.654.9232
PUB: OCTOBER 5, 2015
    
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No one offers input from the public.

Motion to close public hearing:

Motion: Joan Beckwith                      Seconded: Phil Giordano

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler Y,  
Althea Rivette Y, Joan Beckwith Y

Passed and Carried:    (5) YAY                      (0) NAY

The members of the board agree, along with Attorney Pozefsky that the shared use agreement is the only concern. Mr. Clarke states that his attorney, Raeann Johnson, will make this available to Attorney Pozefsky directly at some point next week via email. The board makes a motion to approve with the condition that Marty approve the Shared Use Agreement

Motion: Joan Beckwith                      Seconded: Philip Giordano

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler Y,  
Althea Rivette Y, Joan Beckwith Y

Passed and Carried: (5) YAY (0) NAY

Next meeting will be November 19, 2015.

Dan Willis states that he will not be available at the next meeting, and  
Attorney Pozefsky will be late due to conflicting meetings with  
Malta.

Motion to adjourn meeting;

Motion: Joan Beckwith Seconded: Althea Rivette

Meeting closed: 7:52p.m.

Stachia Wagner  
Secretary

#### **END OCTOBER MINUTES**

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Motion: Phil Giordano Seconded: Althea Rivette

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler,  
Chairman Y, Althea Rivette Y

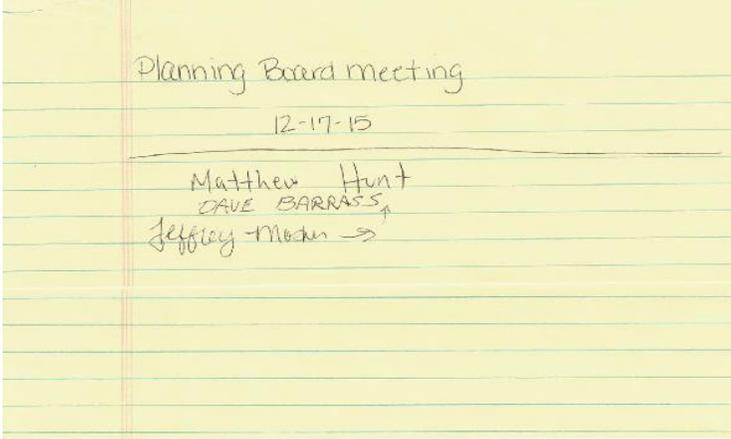
Passed and Carried: (4) YAY (0) NAY

Attorney Pozefsky stated that the 'no meeting' minutes from November  
would not need approval according to the state.

Public: Matthew Hunt; Rustic Barn Campground, Dave Barass; Land  
Surveyor representing Jeffrey Mosher and Frances Mosher;  
property owners

SIGN IN:

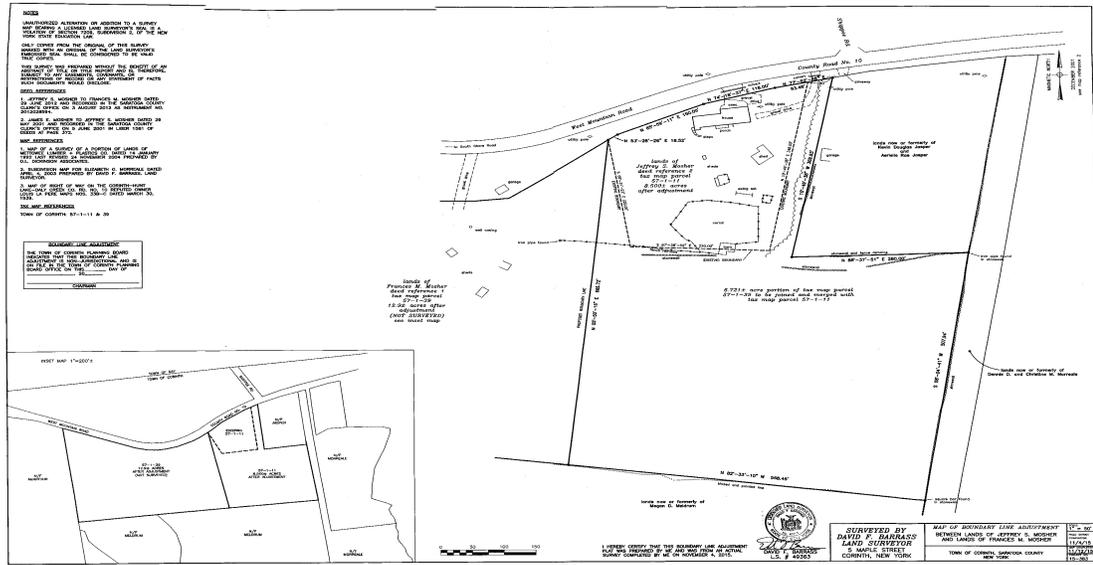
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New Business: Dave Barass Land Surveyor presents a proposal for a boundary line adjustment to properties located at 733 County Route 10 and the neighboring property of 727 County Route 10. This proposal includes the boundary line adjustment of 6.50 acres from Frances Mosher, property owner at 733 County Route 10, to Jeffrey Mosher, property owner at 727 County Route 10. Dave Barass describes to the board the map and adjustment of the existing lines.

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This boundary line adjustment will result in the property at 727 County Route 10 consisting of 8.50 acres and the property at 733 County Route 10 consisting of 12.9 acres.

The board discussed the location of these properties being in the Adirondack Park and Leon Hickok; Code Enforcement Officer makes a request to the board that they provide a Jurisdictional Inquiry to the Adirondack Park Agency for a determination. Dave Barass states that they have prepared a Jurisdictional Inquiry and that they will send that to the APA. Attorney Pozefsky states that this is a non jurisdictional issue and that as long as they are not creating any new lots or cutting off access anywhere than the Planning Board’s involvement is complete. A motion is made on the fact that this is a non jurisdictional boundary line adjustment

Motion: Althea Rivette                      Seconded: Phil Giordano

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler, Chairman Y, Althea Rivette Y

Passed and Carried:    (4) YAY                      (0) NAY

Matthew Hunt, owner of the Rustic Barn Campground is present with a proposal to construct a new barn on the property to serve as a community center for use of campers. The Code Enforcement Officer states that he was not sure what to list this building under because of the plans for use. Eric Butler, Chairman states that he would list it as an Accessory Structure for its proposed use. The location of the new construction is not located in the Adirondack Park; however it will need County approval because of its location on a state road. It is questioned whether the board would require a

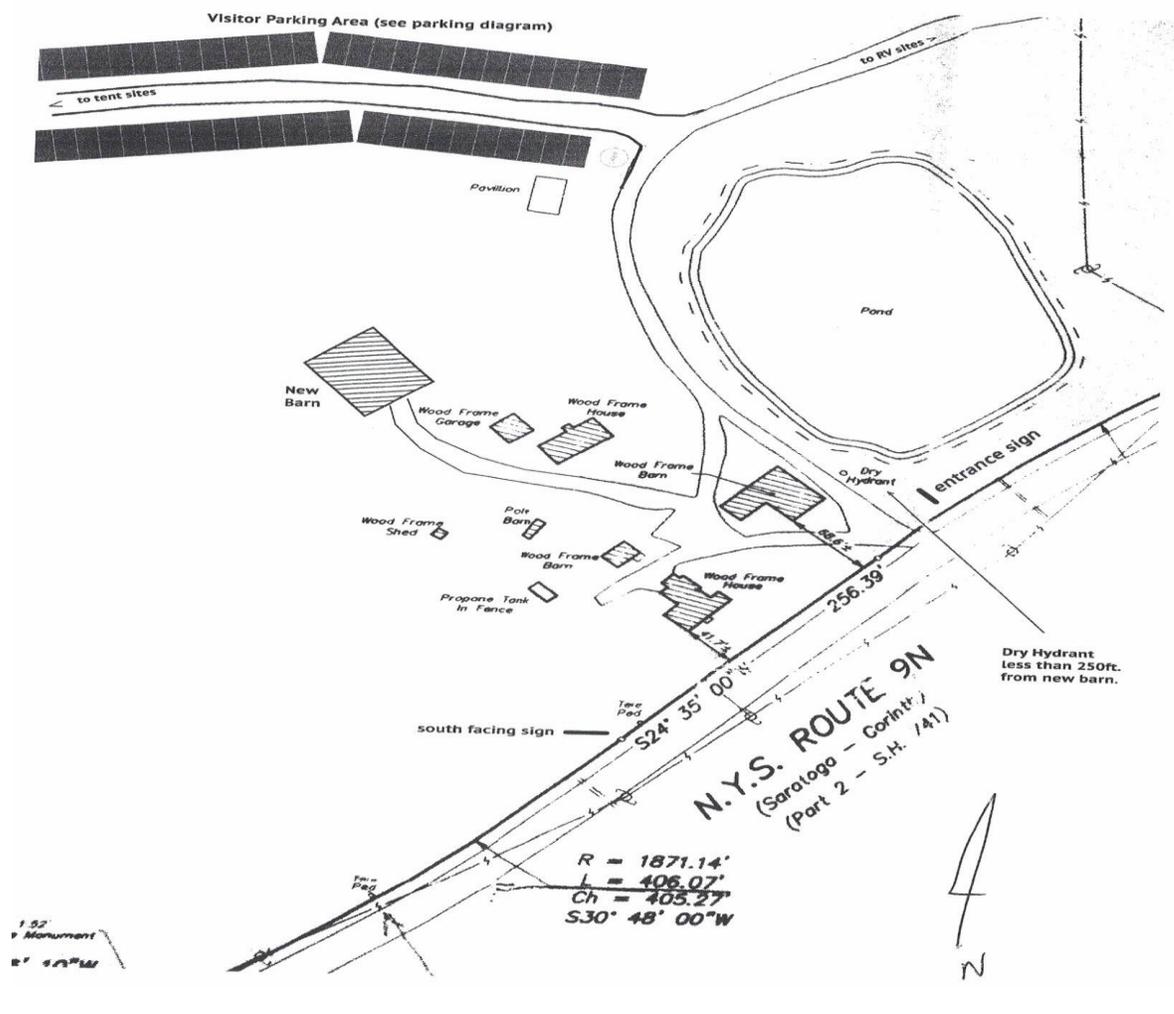
public hearing on this proposal. The board votes whether or not they will require a public hearing.

Louise Reed NO, Philip Giordano NO, Eric Butler, Chairman NO, Althea Rivette NO

The vote is unanimous that the board will not require a public hearing on the addition of a barn on the properties of the Rustic Barn Campground.

The concern of the board is the map, and it is decided that they will accept the map provided to serve as the plot plan.

**Figure 1 - New Barn Project Location**



Joan Beckwith joins the board.

The board discusses the plans for water and septic for the new build.

There is a drilled well and septic already present; however Mr. Hunt is intending to have portable toilets brought in for events. The board discusses with Mr. Hunt the return of this hearing in January. Mr. Hunt states that he may not be available in January; Attorney Pozefsky states that if he could have a representative present the plan could continue. Because the members voted against the public hearing and approved the map Attorney Pozefsky began the SEQR questions. SEQR was found to be moderate/no impact and therefore a negative declaration was issued. Motion for a negative declaration:

Motion: Philip Giordano      Seconded: Joan Beckwith

ROLL CALL VOTE: Louise Reed Y, Philip Giordano Y, Eric Butler, Chairman Y, Althea Rivette Y, Joan Beckwith Y

Passed and Carried: (5) YAY      (0) NAY

The discussion of lighting of walkways, parking spaces, and room for the fire trucks to turn around and the entrance to the campground was had. Mr. Hunt stated that the same sign will remain; however, he may upgrade it eventually. Althea Rivette suggests a sign be placed before the campground or even use of the billboard across the road so that it may prevent accidents in that area.

Attorney Pozefsky reads a code from the Town of Corinth Code book §89-20, which says that “no action shall be taken by the Planning Board on such application until an advisory recommendation has been received from the County Planning Board or 30 calendar days have lapsed since the County Planning Board received such full statements”. Therefore the board may not approve this plan on any conditions until after the County Planning Board offers referral. Attorney Pozefsky also states that when the board takes action on this in January it could approve the preliminary site plan and it could waive the final. Due to the need for County referral the board decides to table this until the referral is received from the county.

Next Meeting: January 21, 2016

Motion to adjourn: Joan Beckwith      Seconded: Althea Rivette

All in favor (5) YAY      (0) NAY

Respectfully Submitted,

Stachia Wagner