

TOWN OF CORINTH
PLANNING BOARD

ERIC BUTLER, CHAIRMAN

Louise Reed
Philip Giordano
Althea Rivette
Joan Beckwith

Dan Willis
Martin Pozefsky, Esq.,
Planning Attorney

May 18, 2017
APPROVED Minutes

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

Absent with approval Dan Willis

Motion to approve April 20, 2017 minutes as written made by Joan, Seconded by Althea

Roll Call Vote: Louise Reed y, Philip Giordano y, Althea Rivette y, Joan Beckwith y, ~~Dan Willis,~~
~~Alternate __~~, Eric Butler, Chairman y

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

PUBLIC PRESENT: Brent & Deborah Witherell, Lance & Jean Gregory, Richard Facteau, Kim Walker, Dave Barass, Surveyor, Marilyn Almy

Return Business:

Public Hearing for Family Subdivision (PB-2017-0002) of 6.39 acres into 2 Lots-Lot 1 will consist of 4.048+/-; Lot 2 will consist of 2+/- acres; at 14 Harris Road, Corinth; owned by David & Mary Woodcock with Life Estate to Kayla Butler and Diana DeFilippis; to be conveyed to Kayla Butler to construct a Single Family Home.

Notice of Public Hearing read into the minutes by Secretary Wagner

SEQR: Read by Attorney Pozefsky

Motion for (negative) ~~(positive)~~ declaration made by Joan, seconded by Phil

Roll Call Vote: Louise Reed y, Philip Giordano y, Althea Rivette y, Joan Beckwith y, ~~Dan Willis,~~
~~Alternate __~~, Eric Butler, Chairman y,

Chairman Butler opens the floor for Public hearing.

No public opinion.

Motion to close public hearing made by Joan, seconded by Althea

Roll Call Vote: Louise Reed y, Philip Giordano y, Althea Rivette y, Joan Beckwith y, ~~Dan Willis,~~
~~Alternate __~~, Eric Butler, Chairman y,

Motion to approve minor family subdivision as is made by Phil, seconded by Joan

Submitted by Stachia Wagner

Roll Call Vote: Louise Reed y, Philip Giordano y, Althea Rivette y, Joan Beckwith y, ~~Dan Willis, Alternate~~, Eric Butler, Chairman y

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

New Business:

Mr. & Mrs. Brent Witherell, and Mr. & Mrs. Lance Gregory are here to propose a minor subdivision at 150-152 Davignon Road- Lot 1 to consist of 2.378+/-acres has existing camp and outbuildings; Lot 2 to consist of 2.378+/-acres has existing camp and outbuildings-conveyance from Brent & Deborah Witherell, Lance and Jeanne Gregory to Brent and Deborah Witherell. APA determination has been received and a permit for such has been issued by the same.

Mr. Witherell presents the plan to subdivide the lot so to separate two existing camps for future family planning.

Chairman Butler asks Attorney Pozefsky about the size of these lots and what options are available as they are substandard per the zoning law; it is provided per zoning that new lots be a minimum of 3.2 acres; these lots will only consist of 2.378+/- . Attorney Pozefsky provides that the applicant should submit application to the Zoning Board of Appeals for request of an Area Variance as per the zoning determination made by Jim Martin, Zoning Administrator. Attorney Pozefsky also provides per the zoning determination of Mr. Martin that this lot previously received approval of a use variance in order to construct the existing (2) hunting cabins. Chairman Butler asks if the Planning Board can provide approval to this subdivision without involving the Zoning Board; Attorney Pozefsky provides that the PB cannot approve a map with substandard lots and that they must have a conforming map for approval. Chairman Butler also mentions the deadline for filing set by the APA as early June and that the applicant should seek an extension of this deadline as they will not make it with the appointments required for the ZBA and the PB for consideration. Member Giordano asks about the setbacks and if the existing structures meet the requirements; Dave Barass who prepared the survey maps provided that the only concern was the lot size and that the existing structures all meet the current setbacks. Member Reed questions when these camps were constructed; it is provided that it was around the time that they received the use variance in 2006.

KW Equestrian, LLC is here to for Site Plan Review of lot located at 100 County Route 10, for addition of a 3200 square foot Hay Barn to the commercial business. Ms. Walker provides that the business is commercial and is used for boarding /training horses, riding lessons, etc., and explains the site plan map; she provides that she submitted this map to the APA but realized on the map she provided to the PB it was missing the proposal of adding a 12' lean-to off the side of the proposed hay barn for tractor storage; the proposed hay barn will not have running water or lights. The APA has not issued a determination as of yet; Secretary Wagner provides that the Local Government Notice Form was sent on May 16 via fax to the APA. Chairman Butler provides that the use is permitted; Member Giordano asks if the project will meet the required setbacks; Ms Walker provides that the structure must be 40' and that that won't be a problem. Chairman Butler provides that because this property is located on a county road referral to the County Planning Board is required, however the board will wait to refer until after the APA provides determination.

Public Hearing scheduled for: June 15, 2017 @ 7 pm.

Motion to adjourn meeting made by Joan
All in favor

Meeting adjourned: 7:30p.m.

Next Meeting to be held on June 15, 2017 @ 7p.m