

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

**C. ERIC BUTLER  
CHAIRMAN**

Louise Reed  
Philip Giordano  
Althea Rivette  
Joan Beckwith

Dan Willis, Alternate  
Martin Pozefsky, Esq.,  
*Planning Board Attorney*

**December 21st, 2017  
Approved Minutes**

Meeting called to order at 7:03pm by Chairman C. Eric Butler.

**Attendance Roll Call:** C. Eric Butler, Chairman X, Louise Reed X, Philip Giordano X, Althea Rivette X, Joan Beckwith X, Dan Willis, Alternate X, Attorney Pozefsky X and Trisha Santiago, Secretary X  
*All are present.*

**Motion to approve** November 15th, 2017 minutes as written made by *Joan Beckwith*, seconded by Althea Rivette.

***Roll Call Vote:***

5 Ayes- C. Eric Butler, Louise Reed, Philip Giordano, Althea Rivette and Joan Beckwith  
0 Nays

*Passed and Carried.*

**Returning Business:**

**Rustic Barn Campground/Matthew Hunt**

Matt Hunt had his engineer, Dan O'Neill; present the stamped plans for the RV expansion project. Areas/ideas that were discussed by or asked of Dan O'Neil were:

- They are proposing a new access road/entry for safety reasons (better and long view of traffic from both directions). It was requested by Althea Rivette that they see if they can move it a little further down so that it is not directly in front of her driveway and potentially hindering the access to and from her property. It was said that they can see what the State DOT suggests for the location. In having the State DOT decide where the safest entry would be eliminates the campground from making the final decision. The State DOT has the final say on this matter, regardless of Rustic Barn or neighbors' desires on the location.
- Leach Fields- the engineer assured that there will be plenty of for appropriate amount of leach fields.
- There will be minimal tree removal.

Respectfully Submitted By: Trisha Santiago, Planning Board Secretary

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**December 21st, 2017  
Draft Minutes Continued**

**Rustic Barn Campground/Matthew Hunt Continued-**

- They will use appropriate amount of lighting, but want to preserve the feeling of being in the Adirondacks, so they will use minimum amount allowed required.
- A new sign for the new access road/entry with the same concept as the current sign.
- There will be 4 “pull through” sites.
- Althea Rivette wanted to discuss her concerns regarding the storm water runoff, as she lives across the street from Rustic Barn Campground. Dan explained they believe they will disturb right at 1 acre of land, and that there should be no impact. It was brought up how a rain storm over the summer caused issues in her yard. Matt Hunt expressed that this was due to it being an extremely rare rain storm and that the runoff could not have been avoid, as this was an issue for most residents. Since this was a strong concern, Attorney Pozefsky interjected and suggested that if they disturb over 1 acre that the Town Engineer look at it and see what they suggest.
- There is already an existing well on the property that was put in when they requested approval for a Mobile Home Park (which was not approved). They plan to use this well for the new RV sites.
- The pond on the property will be used as fire suppression, as the size of the pond meets the threshold requirements. Proper paperwork was sent to the Fire Chief, Andy Kelly, on December 5<sup>th</sup>.
- It was determined that a Public Hearing can be scheduled for March 15, 2018.

**Kevin Cleveland Minor-Subdivision**

Dave Barass represents Kevin and Michelle Cleveland for a 1-lot subdivision. The subdivision is to subdivide off a 96.479-acre lot from the original 102.1 acres for the purpose of creating a new lot around an existing residence.

- Notice of Public Hearing read into the minutes by Trisha Santiago, Secretary.
- *SEQR* read by Attorney Pozefsky.
- Motion for negative declaration made by *Althea Rivette*, seconded by *Philip Giordano*.

***Roll Call Vote:***

5 Ayes- C. Eric Butler, Louise Reed, Philip Giordano, Althea Rivette & Joan Beckwith

0 Nays

***Passed and Carried.***

Respectfully Submitted By: Trisha Santiago, Planning Board Secretary

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**Kevin Cleveland Minor-Subdivision Continued-**

- Public Hearing opened.
  - There were no residents in attendance to discuss any concerns, therefore were no comments were made.
- Motion to close public hearing made by *Joan Beckwith*, seconded by *Philip Giordano*.  
**Roll Call Vote:**  
5 Ayes- C. Eric Butler, Louise Reed, Philip Giordano, Althea Rivette & Joan Beckwith  
0 Nays  
*Passed and Carried.*
- **Motion to approve** minor 1-lot subdivision as is made by *Joan Beckwith*, seconded by *Althea Rivette*.  
**Roll Call Vote:**  
5 Ayes- C. Eric Butler, Louise Reed, Philip Giordano, Althea Rivette & Joan Beckwith  
0 Nays  
*Passed and Carried.*

**New Business:**

**“Daniel Carpenter Lot” Joseph Bannon Minor Subdivision**

Dave Barass was present to represent Joseph Bannon in his request a 1-lot residential minor-subdivision at 4654 Route 9N Corinth, NY 12822. Mr. Barass explained that the purpose of this request is so that Mr. Bannon can give his uncle, Daniel Carpenter 5 acres of the family estate. A 50’x 200’ area in the deed is supposed to be parallel; Mr. Bannon will fix the lines with the new documents and filings. It was agreed that this request be added to the January Agenda for a Public Hearing. A list of surrounding neighbors that are required to be sent a certified notice of the public hearing, by Mr. Bannon, was provided.

**Adjournment of Meeting:**

**Motion to adjourn** meeting made by *Joan Beckwith*, seconded by *Althea Rivette*.  
*All in Favor.*

Meeting Closed at 7:42 pm by Chairman C. Eric Butler.

**Next meeting is January 18, 2018 at 7pm.**