

Town of Corinth Planning Board

600 Palmer Avenue

Corinth, New York 12822

Phone: 518-654-9232 ext. 6

Fax: 518-654-7751

Planning Board Final Meeting Minutes: July 18, 2019

Planning Board Members

Chairman

David Barrass

Members

Althea Rivette

Dan Willis

Joan Beckwith

Louise Reed

Planning Board Attorney

Jacquelyn White, Esq.

Planning Board Secretary

Lynn Summers

1. Meeting was called to order at 7:00 PM by Chair David Barrass

Attendance roll call.

Members Present:

Althea Rivette – yes

Joan Beckwith - yes

Dan Willis- yes

Louise Reed-yes

David Barrass-yes

Lynn Summers-yes

Jackie White, Att.-yes

Members Absent: Phil Giordano (Alternate)

Public Present

2. Motion to approve June 20,2019 minutes as written

Motion by: Joan Beckwith **Seconded by** Althea Rivette

Polled as Followed:

Althea Rivette: yes

Louise Reed: yes

David Barrass: yes

Dan Willis: yes

Joan Beckwith – abstained

Motion passed and carried: Aye

Planning Board Cases

Fraters Motorcycle Club (Public Hearing)

TM# 86.-1-9.1

Special Use Permit

Greg Shiffert provided the Town of Corinth Planning Board Representation Certification Form signed by Ralph & Lynn Green (owners of the property being used by the Frater's Motorcycle Club) to the board.

Greg Shiffert also provided the Certified Mail Receipts for the Public Hearing Notice.

He also provided a map with the parking area marked clearly. David Barrass stated that the parking appears to be sufficient.

Chairman stated that this is a Type II Action therefore does not need to go through the SEQR Process.

Greg Shiffert – President – Presentation to the Board

Group of people that get together

Fraters Motorcycle Club has been using the 4760 Rt 9N location for about 3 years.

Hold 3 Benefits a year – March, June, October – (outside band until 7:00PM)

Club meets twice a month

Some family events

Planning Board Secretary read the Public Hearing Notice that was published in the July 4, 2019 Post Star.

Planning Board

***** NOTICE OF PUBLIC HEARING *****

Planning Board Meeting Date: July 18, 2019 Time: 7:00 PM

For the Following Proposed Project:

Application for Special Use Permit

Location: 4760 Rt 9N, Corinth NY

Tax Map #86.-1-9.1

Description: Fraters Motorcycle Club

** THIS NOTICE IS GIVEN IN ORDER THAT THE PUBLIC MAY APPEAR AT SAID HEARING AND BE HEARD WITH RESPECT THERETO.**

Applications are available for review at the Planning Office located at 600 Palmer Avenue Corinth, N.Y., Monday-Friday 8:00 a.m. - 12:00 p.m. and Wednesday & Thursday 1:00p.m. – 4:00Pp.m. If you have any questions please call the Planning Office at 518-654-9232 Ext. 6 or Fax your comments to 518-654-7751

PUB: JULY 4, 2019

Zoning Board Administrator: Jim Martin reported it is a Commercial Zone and Clubs are allowed with a Special Use Permit. Jim reviewed the

application and provided the Planning Board with a list of issues that should be addressed.

Saratoga County Planning Board (SCPB): The Address is on a State Highway Rt 9N therefore the application has been referred to the Saratoga County Planning Board for review.

Received: Saratoga County Planning Board Decision: No Significant County Wide or Inter Community Impact

7:08 pm – Chairman Opened the Public Hearing

Matthew Hunt (Rustic Barn Campsite) stated that he met with Greg Shiffert and Ralph Green regarding their issues. Matt said they were able to come to a compromise. The Fraters Motorcycle Club will no longer have fireworks at their events. Greg also agreed to turn the outside speaker in a different direction.

No other Public comments.

7:10pm A motion was made to close the Public Hearing by Joan Beckwith seconded by Althea Rivette.

Roll call: Louise Reed- yes, Dan Willis – yes, David Barrass- yes, Althea Rivette- yes, Joan Beckwith- yes

Chairman asked Board Members for comments:

Louise – none

Dan – concerned with the public safety therefore the board should exercise due diligence. The board should look at the long term safety of the community and the possible future increase in the Club activities

Althea – feels the club is doing a remarkable job they have cleaned up the land and the trailer park across the street. She feels they are an asset to the community and was not in favor of conditions on the approval.

Joan – It is not fair to tell him what to do with the property across the street.

Chairman Barrass said that the property across the street is not relative to this application.

Dan – expressed safety concerns with the traffic –

David Barrass said there is adequate site distance and he was not aware of any problems during past events.

Dan asked if there is enough outside lighting for safety. Greg Shiffert stated that the latest event is the summer ends by 7:00pm.

David Barrass said they may consider a possible condition of limiting the number of mass gatherings to 3 a year. Dan stated he would not like to restrict the number of events.

David also recommended there be a quiet hour condition on the permit of 10:00pm. This would not be hurting them and help protect

them in the future. This will allow the club to continue with what they have been doing.

Attorney said there wouldn't be any enforcement unless there is a condition regarding the time limit on events.

The board asked Matthew Hunt if he is comfortable without the condition of quiet hours and he said, "yes he trusts them after he talked with Greg".

Dan expressed his concern that the "Gentlemens agreement" would not provide adequate protection.

Question to Matthew Hunt – Rustic Campground- do you have quiet hours at the campground. Matt stated yes quiet hours begin at 10:00pm.

Chairman Barrass pointed out that since the adjoining property is being used for parking a condition must be included insuring the continued use of that property.

Motion to approve the Fraters Motorcycle Special Use Permit Application is conditioned upon a written agreement between the Club and the Property Owner of the adjacent property (located at 4764 Route 9N, Tax Map #: 86.-1-51) providing applicant and/or its successors with a right to use a portion of Tax Map #86.-1-51 for parking and driveway access purposes. This Special Use Permit is only valid while such an agreement is in place, was made by Joan Beckwith, seconded by Althea Rivette.

Roll Call Vote:

Louise Reed- yes, Dan Willis- No, David Barrass – yes, Althea Rivette – yes, Joan Beckwith – yes.

Chairman Barrass said the Special Use Permit has been granted and the paperwork will be completed in a week or so.

New Case

Site Plan Application- Kayla's Kitchen (Food Cart)

TM#: 73.-2-93 and 73.-2-96

Chairman Barrass – Chairman stated that he doesn't believe this application belongs before the Planning Board.

Jim Martin's Determination the Zoning Board Administrator said it requires a Site Plan Review.

The property being used for the Food Cart is on Rt 9N – Emery Lane owned by Ira Emery and Crist Trucking Property.

Applicant Michaela Bovee gave a presentation to the Planning Board.

Portable Food Cart

Open Thurs through Sunday

Park it on the Emery property

Leave the Cart there at night

(all week if the property owners agree) but she will pull it out every day if that is preferred

Set up picnic tables

Applicant provided a Petition for Kayla's Kitchen- stating I/we agree to the mobile food cart, Kayla's Kitchen, doing business on Emery Lane without protest signed by neighboring property owners.

Michaela provided a Representation Certification Form from Ira Emery

Bill Crist property owner was present at the meeting and stated for the record that "he is comfortable with her using his property".

Louise Reed stated that she is a cousin to the applicant.

Joan Beckwith stated that she is related to Jay Emery. Joan recuse herself.

Board Discussion:

Dan Willis said that he has no concerns.

Althea Rivette – no questions

David Barrass – Public Hearing is optional for a Site Plan Review.

The Board agreed that it would not be required.

Chairman Barrass said that the Saratoga County Referral is not back. The referral was not into the county in time for their July 18 meeting. We received the application too late.

Chairman Barrass asked Attorney Jackie White if the board can give Site Plan Approval contingent upon a negative county Determination.

The Attorney does not recommend the approval of the Site Plan Application contingent upon the Saratoga County approval.

Chairman Barrass expressed his desire not to delay the approval for another month.

Motion made to approve the Site Plan Application for Kayla's Kitchen on condition that a negative Countywide impact from Saratoga County Planning Board by Althea Rivette seconded by Louise Reed.

Roll Call Vote:

Joan Beckwith – recused

Althea Rivette – yes
David Barrass—yes
Dan Willis – yes
Louis Reed – yes
Passed with a condition

Chairman told the applicant when we receive the response from Saratoga County Planning Board if there is a negative impact she will be approved. If not she will have to come back to the Planning Board.

Meeting Closed at: 7:50PM

Motion to adjourn made by Joan Beckwith, seconded by Althea Rivette.

All in Favor- Aye

Polled as follows:

Althea Rivette: yes
Joan Beckwith: yes
Louise Reed: yes
David Barrass: yes
Dan Willis: yes
Motion passed and carried: Aye

Next Meeting: August 15, 2019

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Submitted by Lynn Summers – Secretary