

**TOWN OF CORINTH  
ZONING BOARD OF APPEALS  
600 PALMER AVENUE  
CORINTH, NEW YORK 12822  
518 654-9232 EXT 5  
FRED C. MANN JR.  
ADMINISTRATOR**

*December 7, 2006  
Zoning Board of Appeals Meeting*

*A meeting of the Corinth Zoning board of Appeals was held on Thursday, December 7, 2006 at the Corinth Town Hall 600 Palmer Avenue, Corinth, New York and was called to order at 7:03 P. M. by Chairman Bill Clarke*

*Present: X Sigrid Koch, X Chris Ross, X Bill Clarke, X Glen Tearn, X Philip Giordano, X Fred Mann, X Jeffrey Fedor, X Linda Hamm*

*Absent with excuse, Attorney Pozefsky*

*Public : Barbara Weatherwax*

*Sigrid Koch made a motion to accept the November 2, 2006 minutes as written and it was seconded by Glen Tearn.*

*A roll call vote was taken.*

*X Sigrid Koch, X Chris Ross, X Bill Clarke, X Glen Tearn, X Philip Giordano*

*5 AYES*

*0 Nays*

*Chairman Clarke introduces Mr. Jason Kemper Director of the Saratoga County Planning. Mr. Kemper states he started with the County in June of this year. Prior to that I worked for the Town of Clifton Park for (6) six years. One of the first things that happened when I started in June, was I sent a letter to all the Town, Planning and Zoning Boards in the County, so I have been very busy trying to get out to all of the boards. Just to introduce my self and explain just a little, what it is that we do at the County Planning Board. Put a face with a name, that way you know if you need anything from us, or something you think we need to do a little more or less of this way we know where we need to get maybe a little more into the support, training programs and staff assistance to the local boards. A little history about myself, I was in Clifton*

*Park about (6) six years, (1) one as an environmental specialist, for the Town of Clifton Park, the (5) as Director of Planning. I have a 4 year degree in environmental science from Plattsburg, and my masters is in urban and regional planning from SUNY Albany. With a certificate in GIS applications. Prior to Clifton Park, I did a little bit of my graduate work at a local soil & water district. I had an internship with New York State Emergence Management, I did a lot of their GIS mapping, during State Emergency's, Federal Emergency's, Tornado in Mechanicville, wind storms out in Syracuse those sort of things.*

*The main thing we do at County Planning Department is the general (239) referrals. Those referrals that are generally 500' of a state park, town boundary, county road. Those sort of things. That's mostly the service we give to the local boards. Aside from that we, organize the annual county planning conference. One of the only county planning conferences that is planned at county level in the State. Last year we had around 350 people this year we are expecting over 400 this year. We are setting it at 450, and I heard someone here pushing to get your registrations in. Since I have been here, we have had (3) three sessions at the county. We had one the other night with the chairs, with Mark Schachner present. What I would like to do in the future is to get 5-6 of these a year. If this is something that has affected your town, give me a call or send me a e-mail, if there is something that you would really like to hear about.*

*We have a ton of resources at the Department of State, we could bring in attorney's like we did the other night. If it is something that is affecting you as a board and you need to know more about it I would be more than willing to come here and talk to you about it or if it's something that's more on the regional aspect, we could do something at the planning department. If you have a tough project coming up, and you need something, we have no problem with coming up and offering assistance to you. So other things we do out of the department is we are the project manager for the county's and smith trail, we administer the county's snow mobile grant program. Pass out the money that goes out to the local snow mobile clubs. We also handle the county's open space program, \$500,000 per year that gets dedicated to open space where you view all those grant applications and work with the Economic Development Committee on authorizing those expenditures. We service staff to the Agriculture district, so any time there is a new amendment our office works with that. We also staff the county's IDA, a lot of money and time gets spent on working with IDA, now Larry came back and is working with IDA on an almost full time basis, but our office houses that agency and we provide the staff for that agency. One of the big issues we are going to try and crank up in the next year, is the county's online GIS application.*

*We are going to be adding more data and requesting towns to provide data to be added to this site. It is going to make it much easier to search by parcels, more information and much better print outs from the site. If someone would like more information on that, I can come back and do a presentation on that for you. Out of our office we also handle the Saratoga County Green Infrastructure Plan that was just adopted. Just briefly that is just a few things we do out of our office on a daily basis. I hope that if you have any questions for me I hope you feel free to either call my office or send out an e-mail to me if you would like us to come up for your board. We are here to*

*help ! Chairman Clarke stated that Mr. Mark Schachner singled out Saratoga County as actually having a training program in the 5-6 counties he works in. He recognized the available training here in Saratoga County and what a good job its doing. I would like to reiterate that, it really is wonderful. It really makes our jobs easier, knowing what's coming and especially with people like Mark Schachner giving presentations, he's really a very talented lawyer. Mr. Kemper states he's attended probably over 200 of his conferences and he is one of the best speakers I have ever heard. He breaks it down to the boards at a level that everyone can understand.*

*Sigrid states she also enjoyed the interaction with the other communities on all these different things because, you go in and you think your the only one. Only to find out some communities have been battling for 6-10 years and they are still working on the thing. Which makes you hopeful you will get through it too. Mr. Kemper states that's why we give longer lunch breaks and afternoon breaks, because the inter mingling among the boards that helps not only us. Sigrid asks Mr. Kemper, when the planning board sends you paper work do you have a system for prioritizing? We have a meeting the 3rd Thursday of the month, so through out the month we may receive between 40-80 a month, I take a quick look at it and see if it is a major one ,sometimes what happens is they need an answer within a week before our next meeting and if it's an easy on I get on the phone and try to get an okay from a few board members and go from there. I do get them in chronological order and I have a few towns and mike has a few towns and Jamie has certain towns. A lot of times if I see something I don't understand, or Mike and Jamie then we will follow up with the town. Sometimes they present heavy issues for the town but at the same time the town is pushing for these proposals. So were trying to work with the towns the best we can. If you the municipality knows the impacts are okay and want to work forward with it, we don't want to be a road block with that. Same thing, if you have something you need back up for, going against it and need the county, we will be there.*

*Chairman Clarke states to Mr. Kemper that he had been working with Jamie for a while now in regard to the Green Infrastructure Plan. She said they are looking into possibly retooling that \$100,000. Mr. Kemper stated yes, Chairman Clarke said that here in the Town of Corinth we are partisan to the Adirondack Park , we have a real wealth to the Millville snow mobile trail which is now well established, there a lot of other possibilities here, hiking , canoeing, bike trails, Kayaking all sorts of things. This is the snowshoe capital of America right here. Mr. Kemper says yes this is exactly what we are trying to get into, and away from the 239 and get into some of the other special projects. Chairman Clarke asks if there is some sort of mechanism for referring projects to the County Planning Board? We had one here, the Mark Eggleston case, it's right on Route 9N. One of the neighbors complained about the process and came before our board and I'm not sure why or what for, but it never went to the County. Mark asks if it was an area or use variance. Chairman Clarke stated, it was an area variance for a mobile, its been taken off the books now. It was for an elder cottage, to put a mobile on a 2 acre lot and we revoked the building permit, but we still have the fact that there is an existing junk yard there. But he is in the gateway to the town and they are plopping down another mobile home on this 2 acre lot , and wondered why that didn't need*

*referral to the county planning ? Mark states if it was a simple area variance, it wouldn't be a problem, but I had not looked into this before I came up. If it was a commercial site, on a state road then it should have come to us. Chairman Clarke states to Mr. Kemper, one other thing , your expertise in GIS, I would love to know more about that, are you going to be offering training on that. At the conference, I am going to be doing a presentation on that, we may get 15-20 minutes on the county web site. I really want to crank this up, we just got a huge grant from ORPS today. We were just notified of this. This is something I really enjoy, its a great tool. I would be more than willing to come up, if you would like to get the planning board and zoning board together for this. I can come put and do a quick power point presentation and show you how to go through it, or we can wait until the conference and see if that answers your questions. Then if that doesn't answer your questions we can set up a date for me to come here. Chairman Clarke states he will make sure the GIS class is one of his and then get back to him on it.*

*Sigrid handed out copies of the format from the class held at the county on November 30th. Mark Schachner was a speaker at this workshop. I believe it is unanimous in saying he is the best speaker around. This class was on decision-making. Also there was Ms. Anna Thompson from Real Property, she is the head of the Mapping Department. She was there going over some of the problems they have in their office mostly with planning, such as the importance and what causes delays . Like not having the Mylar's signed, having all the correct information all the time. Also Mr. Paul Lent was speaking on the (911) and the challenges there are there and the importance of having the maps done correctly for the numbering of the parcels. The challenges of finding some people in an emergency because paper work it not taken care of properly. There are communities not getting their plans in and emergency services are not able to find the callers on a work site perhaps. One of the topics that Mr. Schachner spoke on were the integrity of decision making, effective/lawful decisions and the collaboration among members and counsel role. Most informative is the Recusal Decision and how it is handled. Whether to recuse or to abstain. Attached is a copy of the nights discussion about the EFFECTIVE AND PROPER PLANNING AND ZONING DECISION-MAKING.*

*Barbara Weather wax asks is it you recusing your self from being involved or someone knowing that there is a relationship and the person not acknowledging this can someone else state that it is not appropriate, then ask them to recuse them self? Chairman Clarke states that he feels that would be appropriate. Sigrid states that she believes that his emphases was on, was that recusing was a safety for your board. This is something you should really consider, because not recusing yourself puts your decision at jeopardy down the road. It's better to identify all possibilities , every thing above board and no associations, no affiliations because if a case is challenged you have got a clean slate. Chairman Clarke stated that he also said that it was the individual board members prerogative. Mr. Jeffrey Fedor stated he saw in an article that in some company's all e-mails now have to be saved regarding correspondence of any given case. You're not allowed to delete them they all have to be categorized. This is State and*

County. Chairman asks, what about corporations. Yes them as well.

Secretary states to the board members that Fred had me put in some updated material in regard to Mrs. Marcia Marcotte. Fred explains that Mrs. Marcotte came into the office with more material showing dates in which the pre - existing mobile had been on the property. With this new information and discussing it with the supervisor and the deputy supervisor all felt that it was sufficient evidence and a permit has been issued. Chairman Clarke states , then you are grand fathering her in then. Fred states that according to Meredith at the L A Group she had two years in which to put another mobile on the land with the new zoning in line. The other thing I wanted to let you know, is that Mr. Facticeau, did receive his letter of determination back from the Adirondack Park Agency. I thought I would have seen him this week, but not as of yet. He may have decided to put it on hold until the spring. He will have to come before the zoning board for an area variance, because he will be subdividing and making two non-conforming lots. A letter of determination is lasting, there is no expiration date on it. Chairman Clarke asked if he had applied for a building permit. Fred stated no, he knows he has to come before the Zoning Board.

Sigrid asks Fred if he plans on attending any more classes on outside wood boilers? Yes as they come up and there's no conflict with my schedule. I did get a call from the Department of Health out of Troy. They wanted to get locations of these outside boilers. I called and let him know we had (19) in the Town. They wanted this for air quality control. This was not just for our town, they were checking the entire county. Chairman Clarke asks Fred if he thinks it's the boiler them self or the way they are being operated? Linda states to the board members that we need to get the registrations into the county for the January 24, 2007 conference. As they are limiting the conference to around 450 people. I will fax your registrations in the morning.

A motion to adjourn the meeting was made by Chairman Clarke and seconded by Glen Tearno. A roll call vote was taken.

X Sigrid Koch , X Chris Ross, X Bill Clarke, X Glen Tearno, X Philip Giordano

5 AYES      0 NAYS

Meeting was adjourned at 8:08 P.M.

Your next meeting will be held January 4, 2007

Respectfully

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Chairman, Bill Clarke