

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

*March 2, 2006
Board Meeting*

A meeting of the Corinth Zoning Board of Appeals was held on Thursday March 2, 2006 at the Corinth Town Hall 600 Palmer Avenue, Corinth, New York and was called to order at 7:00 P. M. by the Chairman Bill Clark .

Present: X Sigrid Koch X Christopher Ross X Glen Tearno X Bill Clarke X __ Jeff Fedor X Philip Giordano __ Fred C. Mann Jr. X Attorney Pozefsky X Linda Hamm Secretary

Absent: Fred Mann/ with excuse as he is attending classes in Lake Placid. Jeffrey Fedor with no call, no excuse.

Public : Carey Mann, M. Baugh, Arleen Springer, Edward C. Byrnes, Barbara Weatherwax

Chairman Clarke ask for a motion to accept the February minutes with typos to be corrected.

Motion: Christopher Ross

Seconded : Glen Tearno

Roll Call Vote: AYE Sigrid Koch AYE Christopher Ross AYE Glen Tearno AYE Bill Clarke AYE Philip Giordano

AYES 5 NAYS 0

New Business: Case #1-2006 Carey Mann is looking to have the stipulation taken off

his previous variance and be able to keep the existing mobile as a second home on his property. Mr. Mann would you like to approach the board and explain what it is you would like to accomplish here? Yes, I have had that trailer there since 1992 and my grandparents lived there. They are both deceased now and my parents are retired living in Florida. They are talking of selling their home and moving into the trailer. In the mean time I would like to rent it out if I could. It's on a variance right now. Chairman Clarke states what we need to do is schedule a public hearing for next month meeting. Your neighbors listed on your application will need to be notified by mail , certified receipt. You can get with Linda and she will help you set this up. How long has the trailer been vacant. Mr. Mann states since January. Of 2005? No my grandmother died in January of 2006. Attorney Pozefsky explains to the board that this is an unusual situation. It's not your typical area or use variance. Your dealing with a variance granted by the Town Board actually back in 1992. There was a stipulation in that that said, the variance would expire if the family moved out. Now that they have move out under the old variance it would have expired. I think what he is looking for is an amendment to the old variance. It is more of an area variance than a use variance. I talked with Cathi Radner of Miller and Manix the Town Boards' attorney and discussing it. Even though it is filed as a use variance we don't see the change in use, because it would still be residential verses, residential and it's in an R-2 zone. I think the question would be more of allowing an occupancy to continue there, verses expired.

Chairman Clarke then we are going to continue with having the public hearing next month. What is the date? This will be held on April 6, 2066 at 7:00 P.M.. Mr. Mann see Linda about the legal ad that goes in the paper and you will have to send the letters to the list of people on your paper work that boarder you. Mr. Tearnno, asks Mr. Mann if his parents have any immediate plans to move into the mobile if not do you see your parents moving in 1 year, 2 years, 3 years 5 years? Any ideas at all? Mr. Mann states, he really doesn't know when they may be moving into the mobile. Mr. Mann states this is why I wanted to be able to rent it out in the mean time.

Chairman Clarke asked if we had any more forms from last month that needed to be looked at? No, they were all attended to last month. I have some I am still changing the format for, as soon as they are done I will give them to you for approval. Chairman Clarke states on other new business, one of the issues that has been current with the Town Board, is the elder cottage law. What I am looking for from this board is any input from the members of this board for changes , amendments to that law. Any recommendations just based on our experience with it. So if anyone has suggestions have this for out next meeting then we can present it to the Town Board. Sigrid asks if what he is looking for is something in a format to present.

Sigrid states that she was reading back in the minutes from 2004 and was wondering if there was anything done with the suggestions made at that meeting by Rex in regard to the Local Law #6? Family subdivisions. Chairman Clarke read the statement in the local law that was revised. Family subdivisions must comply with the minimum lot sizes required for each zoning district. However, no family subdivision occurring after the effective date of this local law shall be effective unless the family

sub-divider shall file the Planning Board Subdivision form fully completed and signed prior to completing the Family Subdivision. This seems pretty clear states the Chairman but we will look into if there could be something more concrete put in the law or not. This local law was added 7-8-2004 by L.L. No.6-2004. Chairman Clarke states that with this amendment and the lots have to conform with the zoning district, I am pretty comfortable with that law. Is there any questions or input from the public tonight? Is there anything more from the board members, Attorney Pozefsky? No, just glad to be back.

Glen Tearno states Mr. Chairman since there are no further items of discussion, I make a motion to close this meeting. Motion was seconded by Philip Giordano. A roll call vote was taken.

*AYE Sigrid Koch X Christopher Ross X Bill Clarke X Glen Tearno X Philip Giordano
All are in favor.*

AYES 5 NAYS 0

This meeting was closed at 7:13 P.M.

Our next meeting will be on April 6, 2006 at 7:00 P.M.

Chairman