

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

*November 2, 2006
Zoning Board of Appeals Meeting*

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

Present: X Sigrid Koch, X Chris Ross, X Bill Clarke, X Glen Tearno, X Philip Giordano, X Fred Mann Administrator, X Linda Hamm Secretary

Absent: Attorney Pozefsky with excuse.

Public: Barbara Weatherwax, Mary Baugh, Robert Kelley, Eleanor Kelley, Patricia Goldley, Edward Byrnes, Mitchell Saunders.

Mr. Glen Tearno made a motion to accept the October 5th minutes as written. Mr. Philip Giordano seconded. 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

Chairman Clarke stated that we have no new business tonight on the agenda. Chairman Clarke asks Fred Mann if there is an update with Marcia Marcotte? Fred asked Linda if she had sent a copy of the letter we received from Mrs. Marcotte stating she had sold the trailer and taken it out of there? Linda stated no, that she hadn't. Fred read the letter to the board members. In light of that, I spoke with the neighbor and she said she couldn't state for sure but believes that it was longer ago than that. Then Beverly did some work on the tax map number and the original tax map number was 73.-1-15.2 and on the original card it shows an American home made 12x50 trailer. Looks like a 1966 it was hard to tell from the writing. In the final roll book for 1999,- 2000 it was accessed with a mobile. In 2001 it was vacant. Fred stated that we did listen back on the tape and

Marcia Marcotte did say that it had been gone for (3) three years. So with all this showing, there is no way I can give her a permit for this trailer. Unless there are some other hard facts, I don't see any way for this mobile to have a permit.

Chairman Clark states that a while ago we attended the New York State Federation Conference . There were a lot of good presentations there, I would recommend any of the Town Board members to attend. There was great representation of boards from other towns, as far as Syracuse, Buffalo, the Long Island area. They also stated that in the year 2007 it will be required for all zoning and planning board members to attend at least 4 hours in classes per year. Linda stated that this also includes town board members. You can not carry over class hours attended in 2006 to 2007.

This years planning ,zoning conference was out of this world. This years lead speaker was Ed McMahon, one of the things he pointed out to us is that 47% of the people that buy into these golf course community's don't even golf, they just want to be next to open space. It seems to me that here in Corinth, we have a lot of open space. If we just treat it and preserve it in the right way. Sigrid stated that one of the things he pointed out and I want to mention is that the future belongs to the industries back ground.

The whole mall environment is going down. Presently there is 500, million sq ft if vacant mall property. This is like 10% of the malls in the country. They have a big impact on the communities, because of the environmental impact issues like your parking lots and all the rest of this. To have a successful community you need to have a vision for the future, and you have to have a plan. We "do not" have a plan in this community. As it was pointed out at the meeting, if you don't have a comprehensive plan , how can you have a vision for resolving and a vision for your plan? I think this is really, something for us to consider and that has to go to the top of the list, that we have to have in place.

Bill Clarke stated that after January 1st there is going to be an appointment of a New Master Plan Committee. Sigrid stated that one of the things stated that she wrote down was that , "If you don't know where you are, you don't know who you are and that people need a sense of place " . Now who is going to invest in a community that won't invest in its self? He says " You will grow and change, that is not the question, the question is " how "? If you don't have a plan in place, you are just going to be impacted by just anybody that wants to come into the community and do what they darn well please.

One of the things that which we can't visually see is a Wal-Mart's that look like Sutton's I was really impressed with his slides. They can come into our community and say they are going to build a sub-way and this is what it looks like. You can say, you can build your sub -way but " this is going to be what it looks like " when you have a comprehensive plan. If they have really done their demographics and they really want to build in your community, they will abide by your master plan. But , " again " you have to have a Master Plan. There was just so much information. Barbara Weatherwax asked, did you say there was a Master Plan committee being formed? Bill Clarke stated that he believes so, I believe in the beginning of next year. You will have to talk with Supervisor

Lucia. Sigrid states that she believes the L.A. Group is all ready working on this a little bit. It was pointed out, that the value of your property is the surrounding environment. The one thing is , the trees will raise the value of your property 25%.

Chairman Clarke stated that the films were very impressive. It showed where Pizza Hut it showed CVS Pharmacies in communities and the community said you are welcome into our community but, this is how we want it showing here. For example, this is a unique Adirondack Hamlet and we want to be keeping and fitting in with this community. I think that part of this is by having a master plan which sets those goals out. Mr. Byrnes asked the board if it would be possible to get this individual to come and do the slide show to come and do a presentation? This was a one shot deal, he was from Washington, DC I don't know what he cost. Sigrid states, that one of the things we have to remember is that 80% of the buildings in New York State were built in the last (45) forty-five years. He pointed out for you to find out why and what makes you unique. Build on that. He stated that , a community deteriorates, "one building at a time" .

Mr. Saunders, told the board that he use to vacation in the North part of Georgia, and there is one community that lost their business, they pooled their money and they made everything into a Swiss type of atmosphere. All the businesses, restaurants etc. This seemed to have pulled them through. Bill Clarke, states that there are so many possibilities right here, we have the rail road, river front property, views, possible business on the river. Just so much to offer. Bill stated , another thing discussed is shared parking. Where you look at parking needs , the business need during the day, still in the evening if you can strategically plan parking for the growth of the community, you don't need as many of parking spots. You can join the uses together.

Barbara Weatherwax stated that she and Mary Baugh have been sitting with the comprehensive board for the village, watching how they are working it in Cambridge. Putting parking behind the main drag and the sides Buildings will all be matching and the size and colors will all be matching. Mr. Ed Byrnes, asks have you seen the master plan for Corinth? Talk with Mr. Gram Champagne, he has a slide show he will show you. Yes, I know, it was a pleasure to see it, but this one is in the works and what a job. They are basically done. It's beautiful, very impressive.

Chairman Clarke asks Linda if she had the information for the class that the County puts on in January. No I didn't bring a copy with me, but I believe it is being held at the Saratoga City Center on January 24th. Mr. Byrnes asked if we knew what day that it fell on. Mrs. Weatherwax looked and it's on a Wednesday. Chairman Clarke stated he felt that Town Board members should also attend if possible. I believe the conference would be very beneficial to you as well. As we were not able to attend all of the classes being offered, we had to chose the ones we felt would be more beneficial. Linda asked the board members if they found their SEQR Cookbooks? I brought back one for each. Chairman Clarke asked what others, Linda stated that she and Fred also attended the class on out side boilers. A very good class, a little controversy, Fred stated that a bill was introduced in April, which didn't pass but maybe the next time up it will.

They want to prohibit using it in the summer months, and they want to regulate the smoke coming out of the chimney and take test of this. They want to restrict the use of the boiler within 200' of another residence, and 700' from a hospital, school, day care center, nursing home, park and recreation facility.

Chairman Clarke asks if there is any public input this evening? Mr. Brynes stated that with the people he has been talking with that he is getting a lot of good feed back in regard to the Zoning Board, the people feel you are doing a great job. Keep up the good work !

Chairman Clarke asks if there is another public input this evening? Anything else from the board members? Mr. Glen Tearno states he would like to make a motion to accept the minutes as written. Mr. Philip Giordano seconded. 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

Chairman Clarke stated he feels that what is needed in our community is affordable housing. The cost of homes have really gotten out of hand. Linda states as an example that one of the types of housing they have in Ballston Spa for affordable housing is the development they have on the corner of Rowland Street and Rt. 29. Moderate rentals, with maintenance.

Sigrid stated that a possible community within a large development would be something to look at. Instead of having 2 houses on 10 acres there could be 5 homes on 10 acres, including a little community center the barriers etc. Then there would be kids picked up in one location that would create less traveling and stops to be made for a bus driver.

Fred states that there would be a problem with the sewer and water. If you have Town water then you can do that. If you have wells and septic there wouldn't be enough land because you have to keep 100' from your well and septic. That's not only yours but your neighbors as well. Sigrid states if we look at the big plan, and have one of these builders, obviously it will be having these features to protect the open space.

Mr. Robert Kelley asks, what is going on at the old Scoville junk yard on Route 9N? Fred stated that there is another development going in there. There have been some problems but things are getting straightened out. Mr. Kelley asks about all the old vehicles that were in there and the oil in the ground etc. Mr. Mann states that there were several soil and water test taken and there was nothing found to be contaminated. They do have to bring in some soil in places because the perk test were running too fast. They didn't want to get into the aquifer. There were some problems when they came in to start the road entrance between Mr. Williams and Mr. Mason's property. They cut trees from Mr. Williams property by mistake, and will replace them for him. We are just glad they came to an understanding and the property is being taken care of. They couldn't do any more until they got the roller in to compact it down. Mr. Williams stated it was so big and worked so hard it vibrated his home. Mr. Robert Kelley stated that it's never

tight enough. Not until you get a winters snow on it. Look at upper Main Street. The same is going to happen out here on County Route 24, they will all sink. Mr. Byrnes states he will know, he travels it every day for work. What's happening on Route 9N, when will they be done. Mr. Byrnes stated he talked with the project manager earlier in the week and they are suppose to have it done by the close of Monday, if not Tuesday. We'll know soon. We'll all be thankful, it's an extra (15) fifteen miles to have to drive up and over the back side of the river to get to our village and to work.

A motion to adjourn the meeting was made by Sigrid Koch and seconded by Chris Ross. 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

Our next meeting will be held on December 7, 2006 at 7:00 P.M.

Respectfully

William Clarke, Chairman