

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

October 5, 2006

Zoning Board of Appeals Meeting

A meeting of the Corinth Zoning Board of Appeals was held on Thursday October 5, 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 Clarke.

Present: X Sigrid Koch X Chris Ross X Bill Clarke X Glen Tearno X Philip Giordano X Jeff Fedor Alt. X Attorney Pozefsky X Fred Mann Jr. Administrator

Public : Mrs. Arleen Springer, Mrs. Mary Baugh, Mrs. Barbara Weatherwax, Mrs. Marcia Marcotte, Mr. Richard Facticeau

Glen Tearno made a motion to accept the minutes of September 7, 2006 as written. Chris Ross seconded the motion. A roll call vote was taken.

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

5 AYES

0 NAYS

Old Business : Mrs. Marcotte returned with her public hearing still open to continue on her variance. Mrs. Marcotte is looking for a use variance to place a mobile home on her land in an area that is not zoned for mobile homes and is located in the Adirondack Park.

Chairman Clarke stated to Mrs. Marcotte that she is in violation because the mobile home is sitting on the land before receiving any permits. In regard to the SEQR Mrs. Marcotte can't realize a reasonable return substantial as shown by competent financial evidence and the hardship is not unique. Chairman Clarke stated to Mrs. Marcotte that the board could not take into consideration what has been done as far as the mobile

home being on the property and getting a permit to put in a septic system to making their determination. Mrs. Marcotte stated that she understood that. After discussion with the board members Chairman Clarke stated that the use variance is not valid.

Glen Tearno made a motion to reject the application until the violation issues have been resolved. Sigrid Koch seconded the motion. A roll call vote was taken.

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

5 AYES 0 NAYS

New Business: *Chairman Clarke asks Mr. Facteau what the zoning is up on Harris Road is. Mr. Facteau stated it is RR, Rural Residential (2 acre zoning). Mr. Facteau stated that he has 2.06 acres. Attorney Pozefsky states to the board members that he believes this to be a use application, so we are going to need the same information here as you needed for Mrs. Marcotte. This will need a SEQOR as well. Mr. Tearno asks Mr. Facteau if he knew how long this temporary mobile would be there. Mr. Facteau stated about 2 two years. Mr. Facteau had his property surveyed about 2 years ago and the map shows where the proposed mobile would be at. Fred stated to the chairman and board members that he explained to Mr. Facteau that what he was trying to do was an elder cottage, and we don't have elder cottages any longer. He doesn't have enough property to subdivide and be in code. Mr. Facteau would be creating two sub standard lots. Attorney Pozefsky stated that he could come to this board for a sub standard lot, then he could go to the planning board to subdivide the property, then come back here for the use variance. If Mr. Facteau was approved to subdivide the property into two substandard lots and placed a double wide on the property, not a mobile home that would be the only variance he would need, as a double wide is classified as a stick built home. Mr. Facteau thanks the board for the information and better understands what he needs to do.*

Chairman Clarke asks if there are any public comments? No response.

Attorney Pozefsky states to the board that is to go back to the books that you got when you first started. Go through the case law for use variances, this will give you some guidance on how some of these financial issues and unique issues are addressed.

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

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

5 AYES 0 NAYS

This meeting ended at 8:44 Your next meeting will be held on November 2, 2006 at 7:00

p.m.

Respectfully,

Chairman, William Clarke