

May 18. 2006

The Town Board of Corinth held a workshop meeting on May 18, 2006 at 4:00PM at the Town Hall.

Present: Richard Lucia, Town Supervisor
Charles Brown, Councilman
John Major, Councilman
Edward Byrnes, Councilman
Mitchell Saunders, Councilman
Rose E. Farr, Town Clerk
Harry Plummer, Highway Superintendent
Shawn Eggleston, Deputy Highway Superintendent
Fred Mann Jr., Code Enforcement Officer
Louise Reed, Planning Board Chairman
Mary Ellen Hill-Pierce, Assessor

Public: Sigrid Koch, Arlene Springer, Mary Baugh, Leif Sandwick, Barbara Weatherwax, Charles Weatherwax, Yvonne Melville, Russell Melville, Jeffrey Sumner, Renee Baker, Bruce Baker, Ralph Petruzzo, Bryan Hartman.

HIGHWAY DEPARTMENT

Highway Superintendent Harry Plummer discussed his department buying a new loader under state contract for about \$120,000.00. He said they would give the Town \$15,500.00 for the old 1994 loader. Mr. Plummer told the board that if the Town leased the loader the first payment would not be due until January 2007. A lengthy discussion was had to explain to the new members of the board what it meant to buy under state contract. Supervisor Lucia said that the Town Attorney needs all details so that he can draw up the necessary paperwork. Supervisor Lucia told Highway Superintendent Plummer that the Town Attorney said it would take approximately four (4) weeks to get this completed.

RESOLUTION #151

NEW LOADER UNDER STATE CONTRACT

A motion was made by Councilman Saunders, and seconded by Councilman Brown, the following resolution

ADOPTED Ayes 5 Lucia, Brown, Major, Byrnes and Saunders

Nays 0

RESOLVED that Highway Superintendent Plummer get all figures, etc. together for the purchase of a new loader under state contract and send same to the Town Attorney to draw up the necessary paperwork.

HIGHWAY DEPARTMENT (Continued)

Highway Superintendent Plummer told the board that his department would be paving Wilton Mountain with the assistance of Towns of Wilton, Day, Greenfield and the Village of Corinth. Mr. Plummer said that Wilton Mountain Road and Clothier Road would be closed on Monday, May 22nd so that the paving can be done.

Highway Superintendent Plummer told the board that he and the Town Attorney met earlier in the week to look at the Passarelli road. Supervisor Lucia said that he spoke about the fence around the retention pond and he said it would be added. Highway Superintendent Plummer said that the boulders located in the proposed road must be removed. He also said that he would suggest the Town not take over the retention pond. He thinks Passarelli should be made to maintain the retention pond.

RALPH PETRUZZO

Ralph Petruzzo told the board that he wanted to commend Highway Superintendent Plummer and his highway crew for the great job they did on Wilton Mountain.

Ralph Petruzzo spoke about his subdivision at Tranquility Estates. He brought the new board members up to where he is now by saying he sold 14 houses last year and that there is only two open lots, one Mr. Petruzzo owns and one a retired State Trooper owns. He told the board about the Second Phase of Tranquility Estates. He said he hopes to commence construction within the next 60 to 90 days; the sizes of the lots are from one acre up to eight (8) acres. He said he sells the property with the house build, landscaped blacktop and everything done. He said that the price range of the houses would probably be between \$225,000.00 to \$285,000.00 and the sizes would be approximately 1800-2200 square feet.

Ralph Petruzzo said that he is going before the Planning Board tonight to ask that he be allowed to subdivide his property on Main Street so he can obtain financing money to build another building on his property.

Ralph Petruzzo said he wanted to leave some information with the Town Board that addresses issues brought to light in his variance application and some project benefits if the project goes forward.

Mary Baugh told the board that they could not take any information while they were in the moratorium time frame. Mr. Petruzzo said it was just information. Councilman Saunders told Mrs. Baugh that the Town Board accepts information from their group every week and he didn't think it was any different for the Town Board to take information from other people.

Councilman Major said he thought the Town Board should take the information from Mr. Petruzzo and disburse through the normal process. He said that way all information given to the Town Board would be handled the same way.

A discussion was had regarding the school district and what impact that had on the development.

Councilman Major told Mr. Petruzzo that he was the one that had asked Attorney O'Connor to produce the DEC permits that are active or inactive on the Petruzzo property that is subject of the variance application. He said that is what the Town Board is waiting for to make the variance application complete.

MARY ELLEN HILL-PIERCE

Assessor Mary Ellen Hill-Pierce explained to the Town Board at great length how revaluations are done. She explained what goes into figuring the assessment on a parcel. She told the Town Board that the Town, County, Village and School all use the same taxable assessments to figure their taxes. She explained what the Equalization Rate affects. She also explained where the Town is now since they did not conduct a re-valuation this year.

At 5:10 PM the Town Board adjourned due to Supervisor Lucia having received a telephone call to return to Saratoga County Emergency Director Paul Lent.

At 5:20 PM the meeting resumed with Supervisor Lucia informing the Town Board that the Emergency Service Director was calling to inform him that the beaver dam that had broke in Greenfield had washed out Daniels Road and the Railroad Tracks were hanging in mid air. Supervisor Lucia said no homes were damaged and no lives were lost.

Assessor Mary Ellen Hill-Pierce said she would like to know if the Town wanted to do a re-valuation in 2007 by July 2006. She said the Town could choose not to conduct a re-valuation; decide to conduct a yearly re-valuation or decide to conduct a tri-annual re-valuation. She said the information that she gave the board should help them in this decision.

RESOLUTION#152

**SCHEDULING PUBLIC HEARING ON LOCAL LAW REVISING
LAND USE LOCAL LAW**

A resolution was introduced by Councilman Major, seconded by Councilman Brown, as follows:

WHEREAS, the Town Board of the Town of Corinth (the "Town Board") adopted Local Law No. 5 of 2004 establishing comprehensive zoning and land use regulations (the "Land Use Law"); and

WHEREAS, the Town Board wishes to delete the provisions of the Land Use Law relating to elder cottages; and

WHEREAS, the potential environmental impacts of the proposed amendments to the Land Use Law are subject to review under the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, Municipal Home Rule Law §20 requires the Town Board to hold a public hearing prior to the adoption of any Local Law;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF CORINTH, SARATOGA COUNTY, NEW YORK, AS FOLLOWS:

Section 1: SEQRA – The Board hereby determines that adoption of the proposed amendment is an Unlisted Action under SEQRA and requests The LA Group to prepare a short form Environmental Assessment Form. There are no other involved agencies under SEQRA for this action.

Section 2: County Planning Board Referral - The Town Clerk is hereby authorized and directed to forward a copy of the proposed Local Law to the Saratoga County Planning Board for its recommendation pursuant to General Municipal Law Section 239-m.

Section 3: Town Planning Board Referral – The Town Clerk is hereby authorized and directed to forward a copy of the proposed Local Law to the Corinth Town Planning Board for its report and recommendation pursuant to Town Code Section 89-60.

Section 4: Public Hearing; Notice - The Town Board shall hold a public hearing on June 7, 2006 at 7:10 PM to hear all people who are interested in proposed Local Law No. 2 of 2006 deleting the provisions of Section 89-39 of the Town's Land Use Law relating to elder cottages. The Town Clerk is hereby authorized and directed to publish a Notice of Public Hearing in the *Glens Falls Post Star* not less than ten (10) days before the date of the public hearing. Although not required by Municipal Home Rule Law, the Town Clerk is hereby authorized and directed to provide a copy of the proposed Local Law and the Notice of Public Hearing to the following:

- (a) The executive director of property of the housing authority erecting or owning a housing project authorized under the public housing law, if any, and the chief executive officer of the municipality providing financial assistance thereto;
- (b) The Clerks of the Towns of Hadley, Day, Edinburg, Greenfield, Moreau, Wilton and Lake Luzerne;
- (c) The Clerk of the Village of Corinth;
- (d) The Clerk of the Saratoga County Board of Supervisors; and

(e) The Adirondack Park Agency;
at least ten (10) days prior to the date of the public hearing.

Section 5: Effective Date - This Resolution shall take effect immediately.

The question of the adoption of this Resolution was duly put to a vote on roll call, which resulted as follows:

AYES: Lucia, Brown, Major, Byrnes and Saunders
NAYS: 0
ABSENT: 0

ROLL CALL

AYES: 5 NAYS: 0 ABSENT: 0

The Resolution was declared duly adopted by the Town Board.

With no further business, on a motion of Councilman Brown, seconded by Councilman Saunders, the meeting was adjourned at 5:30 PM. Carried unanimously.

Respectfully submitted,

Rose E. Farr, RMC
Town Clerk