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April 30, 2009

The Town Board of the Town Of Corinth held a Public Hearing on April 30, 2009 at 7:00PM at the Town Hall.

Present:       Richard Lucia, Supervisor  
                  Charles Brown, Councilman  
                  John Major, Councilman  
                  Edward Byrnes, Councilman  
                  Mitchell Saunders, Councilman  
                  Fred Mann, Code Enforcement Officer  
                  Shawn Eggleston, Highway Superintendent  
                  Mike Hill, Town Attorney  
                  Rose E. Farr, Town Clerk  
                  Cheri Sullivan, Deputy Town Clerk

Public: Jim Murray, Sigrid Koch, Jim Murray, Glenn Tearno, Dennis Morreale, Jeff Fedor, Linda Adams, Cassandra Rhodes, Joyce LaComb, Linda Byrnes

After roll call, Pledge of Allegiance and Prayer the following business was conducted:

Deputy Clerk Sullivan read into record the notice of Public Hearing on the proposal of the final draft of the 2008 Town of Corinth Comprehensive Plan published April 15, 2009.

Supervisor Lucia gave the floor to Jim Martin Senior Planner from the LA Group who assisted the Towns comprehensive committee in creating this plan. Mr. Martin said three out of four committee member were present this evening, Eric butler was the only member not present and he would like to say thank you, because this town committee was very engaged and committed to this project all throughout the process and should be commended and recognized for a job well done Mr. Martin said this process was started about one and a half years ago. Mr. Martin explained to the public present the process of developing a comprehensive plan and stated the principle means of public outreach was done through a survey that included both town and village residents, a public meeting at the firehouse and two public hearings. Mr. Martin said there was a very high response rate from the surveys and based on that he felt the plan was well suited to what the residents had expressed in the surveys. Mr. Martin said he wanted to touch on some of the goals that are in the plan based on the survey one is that residents wanted to see the general rural nature of the town be protected, as this is a principle reason why people live here. Mr. Martin said at the same time residents realize that they need businesses and jobs for the people in the community. It was clear that the resident of this town do not want to be a bedroom community. Mr. Martin said the committee focused on things that could be done within the next one to three year period so it would be manageable. Mr. Martin wanted to express that this comprehensive plan was not developed on committee

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members' s or the consultant opinions but on the results of the Survey administered to the residents of the town and village.

Supervisor Lucia he would also like to recognize the committee members because the group was originally a committee of seven and the four that are left stuck to it and they should be recognized for their guidance with this plan and hard work put into it.

Supervisor Lucia said a new comprehensive plan has been long overdue and this will be a foundation to build the future on for Planning and Zoning. Supervisor Lucia said he felt this was a great document.

Supervisor Lucia opened the Public Hearing to the public. There were no comments from the public present at this time. Supervisor Lucia asked the following board members if they had any questions or comments:

Councilman Saunders- Councilman Saunders stated that we are dual governments between the village and the town and wanted to know if there had been any contact with the villages comprehensive plan members and if there was any type of synergy between the two plans. Comprehensive Committee Chair Glenn Tearno said the committee took it into account but not directly, addressed in the plan is the desire to increase the expansion of shared services and to use existing infrastructure within the village and the town.. Councilman Saunders said that it would stay as two separate comprehensive plans. Jim Martin fro the LA Group said the Village was just awarded a consolidation study grant and there will be a need for more direct dialog between the two municipalities over the next several months. Mr. Martin said this was a great concept in theory, but there are real practical issues to overcome, and most recent studies show there is very little success that comes from it. Mr. Martin used Lake George as an example. Mr. Martin said the sharing of services and consolidation of Town and Village staff is a good way to cut costs. Councilman Saunders said his concern was that with two separate plans and that with industries that have been here previously the applicant has to address and apply to both municipalities, and it seems to make it more difficult for a business to move in. Mr. Marin said that central business district for the village appears to be the core for the whole community.

Comprehensive committee member Dennis Morreale explained to Councilman Saunders that the survey went out to all town and village residents and there was a question on the survey that addressed consolidation, there was overwhelming support by both town and village residents to investigate consolidation, but also the residents thought that the IP site should be made use of along with other vacant existing buildings and the village downtown area was an assets that needed to be addressed. Mr. Morreale said unfortunately the Town Board is at the Villages mercy. Councilman Major said that at the workshop at the firehouse, consolidation was discussed and there is a study for consideration and are currently following now. Supervisor Lucia said that he was encouraged and if the town and the village work together it would be a much better ending. Councilman Major said sometimes with a plan like this the challenge is to keep people within the plan and what the plan says and he is happy that it is there for the board members. Mr. Martin said the stand-alone implementation grid is there for a quick read on the initiatives and who is the responsible entity. Councilman Saunders said that overall

he was impressed on the way that it is set up with goals to meet and the objectives. Councilman Saunders said that synergy is important in moving the community forward. Mr. Martin said the American Farmland trust has a website that discusses monies made from business verses residential and the study is done primarily for NYS. Mr. Martin also discussed the study that has been done on Adirondack Park Communities and education and how dismal it looks. Councilman Saunders wanted to know how to go about getting monies into the downtown. Councilman Major said one way is with the LEDC and SEDC, which this plan states that the town should already be communicating with. Councilman Saunders wanted to know what triggers a private investor to come to Corinth. Dennis Morreale said you have to make it comfortable for a business person to spend you need to have an LEDC and people for them to communicate with so they know they have support, and that the rules are not going to change in the middle of the process. Councilman Major said that the LEDC is looking to create a resource document for investors so that they know what they are looking at and do not have to go to the Town Hall and visit three different departments to get all their answers. Mr. Martin also discussed other means of getting business to Corinth and the village. Mr. Martin said the best businesses in the community are those that are locally grown.

Councilman Brown- Councilman Brown said that he did not have any questions on the plan itself but did want to comment that he was very impressed with the work done on this plan by the committee

Councilman Major- Councilman Major said regarding land use regulations isn't it all tied together and interconnected because you need the people to support the small businesses. Mr. Martin said residential growth is not a bad thing but you need to keep things in balance, which is the best way to go forward. You need a place to work and maintain the community for generations to come. Councilman Major said he felt the key word is to manage the plan and he is excited to get moving forward. Comprehensive Committee member Dennis Morreale said that growth is good both commercially and residential and ten years ago there was a balance when IP was in the community and now the balance has shifted and it is having impacts on the community members, longtime residents that are having difficulties maintaining their homes because of the taxes. There was further discussion pertaining to growth and taxes and finding the balance and managing it again. Councilman Major said this was a good plan with good dialogue, excellently written and great to show people. Councilman Major said that he spoke with a developer outside of our community and the developer told him that if he were to spend money he would like to see plan like what we have so he would know which direction the community is going before he would invest the money. Councilman Major wanted to know if the Board needed approval from the county planning board before they could move forward with this. Supervisor Lucia asked if the Town had received anything from the County yet Town Clerk Farr said that she had not received anything yet. Attorney Hill said that approval could be made conditional upon receipt of the County Planning Boards recommendation. Councilman Major wanted to know at what point the town Board should revisit the land use laws. Mr. Martin said that is a high priority item that is listed on the matrix and should occur within the next year. Mr. Martin said the Town board has a lot of tools at their disposal in order to effectuate this plan. Comprehensive Committee

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Chair Glenn Tearno said that he believes the only issue more important than land use was identifying key resources and historical locations that may require more regulations..

Councilman Byrnes- councilman Byrnes said this was a huge document and the resources this document holds will be incredible. Councilman Byrnes said that hew as talking to someone on the phone today and wanted legal clarification as to whether this document was a law. Attorney Hill said that it was not a law but a resource document that would help in guiding the Town Board as a resource for potential changes to the current town law and land use laws. It is a resource document that formally needs to be adopted by the Town Board, but it is not a law. Councilman Byrnes said this document was going to be a huge resource to the newly formed LDC committee. Councilman Byrnes also wanted to know how often the Town Board should update this plan and revisit it. Mr. Martin said a lot of communities take that perspective. Many communities will spend 100,000 on a new plow truck but won't invest that 100,000 into a plan for their future. Mr. Martin said that within the next 3-5 years the Town Board should revisit this plan. Mr. Martin said budgetary wise the board now has a general idea of related cost involved. Councilman Major said this plan makes their lives easier with the questions that have been asked on this survey, because it enables them to see based on the results what the community is looking for. Councilman Byrnes wanted said to look at the 12 month plan to increase the foot traffic in the village, there are many resources mentioned in this document and the key is going to be for all these groups to work together and promote the downtown. Mr. Martin said that holding event community events downtown is a great idea. There ideas such as the upcoming bicentennial.

Comprehensive Chairman Glenn Tearno said that he has been a member of the Zoning Board in the Town of Corinth for the last four years and in the last four years of training that he has attended there has been a common thread and that thread is that community's that plan and plan well are the most successful. Mr. Tearno said that what this town can do to best serve itself is to take this plan to develop a future for our community so that someone like Mr. Fedor can come to the Town Hall and get all the information he needed to move forward with his business. Mr. Martin said that the defunct mill is a global asset that should be marketed literally worldwide.

Code Enforcement Officer Mann- Mr. Mann said he did not have anything to add except that there has been good dialogue created from this document and the committee members did a good job.

### Public-

Jeff Fedor- Mr. Fedor said that as a small business owner in the Town of Corinth he has been contemplating a riding arena and would like to know more about the LEDC and what he would need to do to obtain their help and what other opportunities there are out there for him. Mr. Martin said there are opportunities through the LEDC and a small cities revolving loan program, through a grant through the state, in which the monies stay in the community and that is how you start the development process. Mr. Martin said that there are stipulations involved with the program that he would have to look into.

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Councilman Major said the LDC was looking at a way to create a link to the Towns website so that they are accessible.

### **RESOLUTION #138**

#### **Motion to Close the Public Hearing on the final draft of the proposed 2008 Comprehensive Plan**

A motion was made by Councilman Byrnes and seconded by Councilman Major, and the following resolution was

ADOPTED Ayes 5 Lucia, Brown, Major, Byrnes, Saunders  
Nays 0

Resolved that the Town of Corinth Town Board Close the Public Hearing on the final draft of the proposed 2008 Comprehensive Plan.

Attorney Hill said the next step was to go through the environmental review of the process and he has drafted a draft copy of the resolution. Attorney Hill said that there is a lot of historic and demographic information in the 1992 document that will still be relative and should be used as a resource. Attorney Hill went through Part I of the environmental assessment form.

### **RESOLUTION #139**

#### **Motion after answering all the questions on the Short Environmental Assessment Form**

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

ADOPTED Ayes 5 Lucia, Brown, Major, Byrnes, Saunders  
Nays 0

Resolved that the Town of Corinth Town Board made a **negative declaration** on the Short Environmental assessment Form relating to the final draft of the proposed 2008 Comprehensive Plan.

### **RESOLUTION #140**

#### **TO APPROVE THE TOWN OF CORINTH 2008 COMPREHENSIVE PLAN UPON RECIPE OF THE SARATOGA COUNTY PLANNING BOARDS RECOMMENDATIONS.**

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

ADOPTED Ayes 5 Lucia, Brown, Major, Byrnes, Saunders  
Nays 0

With a roll call vote:  
Lucia-yes

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Brown-yes  
Major-yes  
Byrnes-yes  
Saunders-yes

WHEREAS, in 2007 the Corinth Town Board established a Comprehensive Plan Committee (the “Committee”) for the purpose of reviewing and updating the Town’s comprehensive land use plan (the “Master Plan”) adopted in 1992, and

WHEREAS, the Committee undertook a survey of Town residents and has held meetings and deliberated about and, with the assistance of the LA Group, drafted a proposed 2008 Comprehensive Plan Update (the “Draft Plan”) for the Town Board’s consideration, and

WHEREAS the Committee and the Town Board held a joint meeting on March 26, 2009 at which the Committee recommended that the Town Board adopt the Draft Plan, and

WHEREAS, the Committee held a Public Hearing on the Draft Plan and the Draft Plan was referred to the Saratoga County Planning Board, which [recommended its approval by the Town Board] [concluded the Draft Plan would have no County impact], and

WHEREAS, the Corinth Town Board conducted a review of the Draft Plan pursuant to the State Environmental Quality Review Act (SEQRA) and determined that it will not have any significant adverse environmental impacts, and the Town Board by separate Motion therefore issued a Negative Declaration with respect to the Draft Plan under SEQRA, and

WHEREAS, the Town Board held a properly-noticed Public Hearing on the Draft Plan on April 30, 2009, and heard all interested persons, and

WHEREAS, the Town Board has considered, discussed and deliberated about the Draft Plan,

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NOW, THEREFORE, BE IT

RESOLVED, that the Corinth Town Board hereby adopts and approves the 2008 Comprehensive Plan Update as prepared and recommended by the Comprehensive Plan Committee, subject to receipt of the determination rendered by the Saratoga County Planning Board either recommending its adoption without conditions or finding that its adoption would not have any County impact, and

BE IT FURTHER,

RESOLVED, that to the extent that the 2008 Comprehensive Plan Update may not address every subject or topic covered in the Town's 1992 Master Plan, the Town Board hereby ratifies and affirms the applicability of the 1992 Master Plan as to such subjects and topics, insofar as the 1992 Master Plan is not inconsistent with the 2008 Comprehensive Plan Update, and

BE IT FURTHER,

RESOLVED, that the Town Board hereby authorizes and directs the Town Clerk and/or Town Counsel to take any and all action necessary to effectuate all terms of this Resolution.

Supervisor Lucia said he wanted to address the town board about the highway department starting with their four-day workweek on May 11<sup>th</sup>, 2009. All board members present said there was no issues with the shift change and recommended that Supervisor Lucia inform the Highway Superintendent that it is okay.

A motion to adjourn the meeting at 8:27pm was made by Councilman Brown and seconded by Councilman Major. All Board members present were in favor of adjournment.

Respectfully submitted,

Cheri Sullivan  
Deputy Town Clerk