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OCTOBER 27, 2009

The first meeting of the Town of Corinth Land Use Revision Committee was held on October 28, 2009 at 7:00 PM at the Corinth Town Hall. The following people were present:

Richard Lucia, Supervisor
Charles Brown, Councilman
John Major, Councilman
Edward Byrnes, Councilman
Mitchell Saunders, Councilman
Rose Farr, Town Clerk
Glenn Tearno, Committee Member
Shelli Evarts, Committee Member
Cheri Sullivan, Committee Member
Cory L. Patterson, Committee Member
Chris Rudolph, Committee Member
William Clarke, Committee Member
James Martin, LA Group Planner
Greg Merriam, LA Group Planner

After introductions the following business was conducted:

Supervisor Lucia thanked the committee members for volunteering to be on this committee. It was suggested that at the committee's next meeting they appoint a Chair and a Secretary. It was decided that the committee would start meeting on Monday nights. Councilman Saunders, Town Board liaison to the committee, suggested that the committee decide how many nights a month they would meet, etc.

Councilman Saunders read the following:

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The Land Use Revision Committee

Tonight, the Corinth Town Board is establishing a committee that will be known as The Land Use Revision Committee. The primary purpose of this committee is to review the goals, objectives, and

The Town of Corinth 2008 Comprehensive Plan was adopted, by the Town Board, in May of 2008. The Town Board, over the past year, has continuously reviewed the Comprehensive Plan and where the board has found it feasible to implement the Comprehensive Plan Committee recommendations, the board has done so. A few examples of implementing the recommendations are in the following sections of the Comprehensive Plan. In the section of Community Character, the Town Board has established an agreement with the Local Development Corporation know as LDC and provided this corporation with seed dollars. In the 2010 Preliminary Budget, the Town board has set aside a ten thousand dollar line item to establish a marketing liaison position that would promote Corinth and allow for interfacing with other commissions and corporations. In the section of General Land Use, the Town Board has agreed to establish a committee known as The Land Use Revision Committee. In the section of Economic Development, the Town Board, as stated in the section of Community Development, has established an agreement with the LDC and a newly established liaison position, to market Corinth. The purchase of the railroad system and the ongoing upgrade of these tracks, to promote commercial and industrial development, at the existing IP site is a great example of the commitment the board has taken to promote jobs. In the section of Housing, the Town Board has established a committee for Senior Housing. This committee has expanded its vision to include multi types of housing needs for this community. The board has and will continuously seek out grants for the rehabilitation of existing homes through Laberge Group. In the section of Education, the Town Board, through our Reorganization Document, has discussed establishing two joint meetings a year, with the village and school governing bodies, to discuss issues that will promote ongoing communications. In the section of Community Service and Infrastructure, the Town and the Village Boards have established a committee to study the feasibility of shared services and or consolidation, and has hired a consultant group to conduct the assessment of our communities. The Corinth Town Board has embraced the Town of Corinth 2008 Comprehensive Plan and is using this plan as our roadmap that will guide our community into our future.

Secretary,
Corinth Town Board

Tonight, the Corinth Town Board is establishing a committee that will be known as The Land Use Revision Committee. The primary purpose of this committee is to review the goals, objectives, and recommendations made by the Comprehensive Plan Committee, in the section of General Land Use, one of the eight sections, identified in the Comprehensive Plan. This committee should use this data as a starting point, but by no means limit the committee's boundaries.

In the Town of Corinth 2008 Comprehensive Plan regarding, General Land Use, Chapter I, Section B, Pages 1-4 through 1-6 the Comprehensive Plan Committee has outlined the primary issues, stated their goals, identified the objectives, and described their recommendations. In Chapter II, Section D Pages 2-5 and 2-6, Table 1 of the Comprehensive Plan the Comprehensive Plan Committee has established a Plan Implementation Chart. Within this chart, Levels of Priority, Timeframe, and Responsible Parties have been established for each of the stated recommendations. This again, should be used, by this committee as a starting point but by no means limit the committee's boundaries.

The greatest unknown and one of the principal concerns this board is facing, is the impact that GlobalFoundries will have our community. As this facility comes online and the expansion of this technology begins to affect surrounding communities, this newly established committee will need to address the challenges and opportunities this community will face in the area of Land use Law.

We, as a Town Board feel that our Land use Law needs to be unchallengeable, understandable, and useable when the opportunities present themselves in our community. It is with this challenge; The Corinth Town Board would like to express our deepest appreciation to each member of this committee for their time and commitment. The product you produce will have a tremendous impact on our community for many years to come. We wish you all our very best.

Sincerely;

Corinth Town Board

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Councilman Saunders told the committee members that he suggest they each get a copy of the Comprehensive Plan, He said that sections that he mentioned in his letter are also a part of the Comprehensive Plan. Councilman Saunders said that he also gave each committee member a copy of a study of Tech Valley he obtained from Dr. Starr. Councilman Saunders discussed items that were in the Tech Valley study that showed how far growth and community development can ripple out when a business such as Tech Valley is put in place.

Councilman Saunders said that we are already hitting on some of the recommendations of the Comprehensive Plan such as consolidation, housing, and economic development-train.

Supervisor Lucia told Councilman Saunders that he did a great job with his presentation letter. He asked Glenn Tearno and Cheri Sullivan, Members of the Comprehensive Committee, if they had anything to add.

Mr. Tearno said that the Comprehensive Plan serves as a good guidepost for the committee. Supervisor Lucia said that the Town would see that each member of this committee have a copy of the Comprehensive Plan for their next meeting.

Councilman Saunders told the group that when he moved back to the community in 1992 that Councilman Major, Mr. Clarke and several others being involved with the Land Use just coming to Corinth. He said there were lots of concerns on what was going to happen. He said he does not believe that we would have seen the growth we have without zoning.

Supervisor Lucia said that he knew some people that were against zoning but have since told him they do not know what would have happened if the Town did not pass the zoning.

Councilman Major said some of the things that he presented the Local Development Corporation were a copy of the Town's Comprehensive Plan, a copy of the Town's Land Use and a copy of the Village Zoning Law so that if they communicate with any business or industry they could use these tools. He said that he told the LDC that if they were going to be trying to sell the community they needed to know what they were talking about and these documents would be very helpful.

Councilman Major referenced the last paragraph of the presentation letter regarding the words, "Land Use Law needs to be unchallengeable, understandable and useable when the opportunities present themselves in our community." Councilman Major said that he thinks that there is always a way to challenge if they feel that it is unjust or if it does not apply to them. He said that is what the Zoning Board of Appeals is for. He said that people always have a way to seek relief from the law. Councilman Major said people moving to the area that want to know what they can do in an area and the rules have to be readable, useable and understandable for them. He said it could not be written in terms that are so complex that they cannot understand it. He said that this committee needs to keep in mind when they do their job. Councilman Major said that this plan is very, very important on the direction of the community and is a very good reference

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document. Councilman Major told the group that if they wanted to get into challenges that happen on the board's end is was it based on the Comprehensive Plan. He said that they hear that all the time from the attorney's side. He said the committee should use that for their reference.

Councilman Major said that as far as Tech Valley goes he spoke to the director and he has volunteered that if after this committee gets going and id they would like he would come to the committee and give his presentation. He said the studies that he has seen both Schuylerville and Mechanicville will be transformed with probably a Wal-Mart out there and some of the larger commercial enterprises. He said the committee needs to look into if we want them in this area.

Jim Martin, planner with LA Group told the committee that the ripple effect is exactly what happens. Councilman Major said he thought the committee was looking at a balance between the industry, the commercial and residential. Councilman Major said one of the studies he saw said that the housing impact would reach all the way to Stony Creek. Councilman Major said housing is going to be very big. Jim Martin said that he thought it was going to go mostly northward instead of southward due to the market force, availability of land, and availability of housing. Mr. Martin said he thought it would be in an oblong pattern with more to the north and less to the south.

Cheri Sullivan said with the Land Use Law the definitions were very loose. She said that she thinks that has to be looked at since she feels it has caused some problems. Supervisor Lucia said he agreed because at first it was loose now it needed to be tightened up.

Cheri Sullivan asked the Town Board what time frame they were looking at. Jim Martin said Land Use Law and Land Use Regulations is more of a living document or living law. It is not anything that you regularly do it at five year intervals. Mr. Martin said this is a very good way to proceed.

Mr. Martin said this is going to look at the entire document, look at up dates, where the weaknesses are, and look at where things aren't working well. Mr. Martin said that you look at this in two different ways:

- geographic – on the zoning map; if the districts are working; are we bisecting any parcels; are there adjustments in the districts boundaries that may need to be made
- text itself – the regulations; the definitions

Mr. Martin said he was glad to see that there were Zoning Board of Appeals members on this board. He said they would be able to tell the committee what kind of variances they were seeing, in what areas they were and if there were a number of set back variances needed.

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Mr. Martin said he would suggest that the committee have Zoning Administrator Mann attend either their next meeting or one of the first meetings to let him share his ideas of what is working and what is not.

Mr. Martin said he felt the Town was at a point where they now needed to button down some of the Land Use Law. He mentioned subdivisions as something that might need to be looked at. He said the Town should have good application forms. He said they are what is taken home and filled out; they are what the board members review. They need to be in line with the statutory requirements in the law particularly for zoning board members. He said the Site Plan Review forms are very thorough and up to date.

Jim Martin said he didn't see this being a long process. He said he thought somewhere between six to nine months.

Councilman Saunders said that he found out last night that over the last seven years the growth in the village has decreased about 12% and the growth in the Town has increased by approximately 25%. He asked if this is seen throughout the area. Jim Martin said that he has seen it both in Queensbury and Glens Falls.

Glenn Tearno said the one of the things that Comprehension Plan recommended to focus on the existing stock. He said that there are a number of ways to market the existing homes in the village more appealing as starter homes than getting into a house that is too big for them and getting into a home in the Village that is clean, up to date, in a safe area and is affordable for them.

Councilman Saunders suggested that surrounding areas be looked at. Jim Martin said that the adjoining area especially should be looked at.

Jim Martin said what is needed is a law that is solid land use law, one that is doing what the people want, but does not discourage businesses coming to the Village. He said contactors want to know what is needed from the beginning and they don't want things changed in the middle.

Shelli Evarts questioned what would happen with the work the committee was doing if down the road there was a consolidation of the Town and Village. Councilman Saunders said that if the consolidation did happen the Village laws would stay in effect for two years after the consolidation. Mrs. Evarts asked how close the Town and Village Land Use Laws were. Jim Martin said that in New York State the basic structure and make up of a community's Land Use Law is basically the same. Mrs. Evarts said that you still have difference in lot sizes, etc. She said the committee could spend all their time and then not use it. Jim Martin said he would be checking in with the Consolidation Group (Bob Camion and CGR) and see what they are doing and even invite them to one of our meetings. Jim Martin said usually what happens in older villages like Corinth is the zoning reflects the existing physical make up of the community so set back laws, lot sizes all that are reflected in their zoning. Cheri Sullivan said that a lot of the

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Village Zoning is based on APA because they are in the APA. Jim Martin said the APA is what the APA is. Shelli Evarts asked how she could obtain a copy of the Village Zoning. Councilman Byrnes said that she could stop in the Village Hall and he was sure that Nicole would run a copy off for her. Supervisor Lucia said that Town Clerk Farr just brought up a good point that the Town's Land Use Law on the Town website has not been amended as the amendments have been done.

Supervisor Lucia said he didn't think that this committee's work would be done in vain even if there was a consolidation. Shelli Evarts said that she didn't mean that way but many of the things they will be looking at for the betterment of the Town are located in the Village such as the school, the YMCA, the rail and the major hub of the downtown in this community with the reservoir and business that need to be rebuilt. Things that needed to bring people to this community are located in the Village.

Councilman Saunders said we have the physical infrastructure in this community with the reservoir and bordering on the APA. He said he didn't know of any other community that had this infrastructure. Councilman Saunders said if we could get a package together to show potential buyers who wish to invest \$230,000.00 in property in this area what Corinth has to offer such as the schools, recreation areas, views of the river from Pagenstecher Park. Shelli Evarts said that she does not know where the boundaries of the Village and Towns are.

Shelli Evarts said that everybody should realize that we want to keep our town our town but at the same point we need to expand. Shelli said we need to look into senior housing, recreation, restaurants, and a place for people to stay. She also said we need to promote what we have in to offer in this area.

Councilman Major said that the important point to make for this committee is that they have to step back and look at the big picture not a single item. He said such as recreation and what encompasses recreation: biking trails, snowmobile trails, hiking trails, etc. Councilman Major said that the committee is going to bring the present Land Use to an understandable and useable document to be followed by the citizens of the Town of Corinth. Councilman Major said the committee should step back and identify more global issues for the community and then write some parameters within that area that could help guide the folks. He said people want recreation, they want a place to go and they want a place to do it. He said they need to define that.

Corey Patterson asked if the committee is assuming that they know what the town wants and acting as a united front or is there an actual surveys or past documents that say that this is what the town wants and the committee is going to act based on the knowledge that they gain from those surveys and past documents.

Jim Martin said that the surveys, etc. have already been done and the guiding document for the committee is the Town's Comprehensive Plan. He said the survey is part of that document. Corey Patterson asked if all the committee's decisions were to be based on that document. Mr.

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Martin said that the document provides guidance only and if a committee person had specific knowledge of a neighborhood or an issue that the person has solid knowledge about he would hope that the person would share that with the committee.

Jim Martin said that the Comprehensive Plan is just a guide the committee does not have to strictly follow everything in the Comprehensive Plan. He said the Comprehensive Plan was designed to purposely providing latitude. Councilman Byrnes said that one area in the Comprehensive Plan that shows that is there are no definite lot sizes because you may want to continue your country atmosphere. Glenn Tearno said that one of the overwriting principles in the Comprehensive Plan is you want to keep the rural character and the small town feel. He said how to do you do that – by large lots, cluster subdivisions or what. Mr. Tearno said that overall 20% out of 700 answered the survey. Mr. Martin said they did have a public meeting after they had the survey results and the public comments were almost identical to the results of the surveys. Jim Martin said that the survey was one of the best surveys he had ever seen and the group that worked on it did a great job putting the questions together or the survey.

William Clarke said that the Town currently has a good Land Use Law at the present and the Zoning Board of Appeals has seen a lot of the challenges. He said he felt that the committee did not have to reinvent the wheel and the present law has been serving the community adequately for the last five or six years. Mr. Clarke said he thinks the time frame of six to nine month is adequate.

Jim Martin said that this can be a targeted effort or a comprehensive effort pertaining to the law. He said he feels that there isn't a lot wrong with the current Land Use Law. He said there are some tweaks that need to be made. He said one of them being the application process.

William Clarke said that one of the things that Mr. Martin brought up was regarding the young people who go away from the community and then come back at a later date. Mr. Clarke said he feels that affordable housing available for the young and old people needs to be looked at.

Jim Martin said that the subdivision process might need to be looked at regarding is conservation subdivision. Such as do you want to build in open space protection in the subdivision process? He said this might be something to consider. Supervisor Lucia said he thought there might be some grant money out there for development of open space.

Shelli Evarts asked if they should take into consideration the County Green Infrastructure Plan. Supervisor Lucia told her that they could also look into that.

Jim Martin said the committee could consider lead standards for exterior design such as energy efficiency dealing with drainage in a progressive manner.

The committee chose Monday, November 9, 2009 at 7:00 PM as their next meeting date. Councilman Saunders will be contacting Zoning Administrator Mann to ask him to attend.

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Supervisor Lucia said he appreciated all the people that came out for this community and is so impressed with the new members of this committee.

Cheri Sullivan asked that the committee be given colored copies of the current Zoning Maps for Town of Corinth by their next meeting.

Jim Martin said the items that the new committee members need are as follows:

- Colored copy of current Zoning Map
- Copy of Town of Corinth Land Use Law
- Copy of Comprehensive Plan

Supervisor Lucia told the committee members that they could pick up the documents in the Town Clerk's Office when they were notified that they were ready.

Respectfully submitted,

Rose E. Farr, RMC
Town Clerk