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MARCH 30, 2010

A joint meeting with the Town Board, Planning Board, Zoning Board and Zoning Revision Committee was held on March 30, 2010 at 6:30PM at the Town Hall.

Present: Town Board
Richard Lucia, Supervisor
Charles Brown, Councilman
John Major, Councilman
Edward Byrnes, Councilman
Mitchell Saunders, Councilman
Rose E. Farr, Town Clerk

Planning Board
C. Eric Butler, Chairman
Louise Reed, Member
Joan Beckwith, Member
Althea Rivette, Member
Philip Giordano, Member
Cheri Sullivan, Secretary
Mark Montanye. Alternate Member

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Zoning Board
William Clarke, Chairman
Sigrid Koch, Member
Glenn Tearno, Member
Jeff Fedor, Member
Tim Sullivan, Member
Linda Hamm, Secretary
Chris Rudolph, Alternate Member
Fred Mann, Zoning Administrator/Code Enforcement Officer
Martin Pozefsky, Attorney for Planning and Zoning Boards

Zoning Revision Committee
Glenn Tearno, Chairman
William Clarke, Member
Shelli Everts, Member
Chris Rudolph, Member
Cheri Sullivan, Member
Dan Willis, Member
Jim Martin, LA Group

After roll call from the various clerks the following business was transacted:

Supervisor Lucia welcomed everyone to the meeting and thanked everybody for coming. He said he had a suggestion that the next time a joint meeting is held the boards or committees give an agenda at least

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two week ahead of time so that the attorneys have a chance to go over any legal matters that are going to be discussed before the meeting.

Jim Martin from LA Group spoke about the Zoning Revision Committee. He said they were about 40% done and expected to have a draft to the Town Board late summer or early fall.

Glenn Tearno said that his committee started out with the districts and what each district was about. Then they realized that they back tracked to the definitions. He said that they were reviewing all the definitions at this point. Jim Martin said that all the committee members were supplied with a copy of the Comprehensive Plan and all resources that were available to them.

PLANNING BOARD

- Cheri Sullivan said that Louise Reed had suggested that for Major Subdivisions the fees for lots after the original three should be increased from \$50.00 per lot to \$100.00 per lot. Louise Reed said that when the land in a major subdivision was gone that it was gone. Attorney Pozefsky said that the increase in this fee is more like the fees charged in adjoining towns.
- Cheri Sullivan asked that the paperwork on Major subdivision she wanted to see if the paperwork could be submitted 14 days before the meeting and not 10 days. A discussion was had regarding whether that meant business days or regular days. Jim Martin said he would suggest that it be written 15 business days so that it is clear.
- C. Eric Butler said there was one more thing and that was the definition of “Legal Guardian”. Attorney Pozefsky said that the Family Subdivision says who the family members are and he thought “Legal Guardian” should be added. Shelli Everts asked how Legal Guardian was going to be defined as recognized as a state agency or by a court order. Attorney Pozefsky said that the Planning Board did not get that far.

Joan Beckwith said there is a question regarding horses and if each horse required an acre of land does that or does that not include the buildings on the property. The question is whether the acre of open land per horse includes the buildings or doesn't include the buildings. Jim Martin said that he believes that is true open space and therefore the buildings would not count. A lengthy discussion was had regarding this issue. Zoning Administrator/Code Enforcement Officer Mann said that he did not know who was going to figure out the difference in this land when a person asks about having a horse he will be telling them that they need one acre of land per horse. William Clarke said that the Zoning Revision Committee is looking at this law and will be involved in any amendments. Supervisor Lucia said that this something that we need to go back to and discuss it with the attorneys and Jim Martin. Jim Martin said that Cornell Cooperative could be called regarding the definitions. Supervisor Lucia asked Code Enforcement Mann what his opinions were. Code Enforcement Officer Mann said that he felt it depended on the area. Chris Rudolph asked that if a person had 20 acres of wooded land could they have 20 horses. Code Enforcement Mann said that this is the way the law is written. Jeff Fedor gave some comments about horses using the wooded are for trails, etc. Glenn Tearno said his committee is contacting Cornell Cooperative Extension regarding some of the definitions and guidelines. William Clarke said the Zoning Revision Committee is trying to differentiate between residential areas and agricultural areas. Shelli Everts spoke about stable and boarding areas and how they may be different. Jim Martin said that they are reaching out to Cornell to see what the humane aspects are for a person is

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to keep animals, particularly large animals. Jim Martin said that zoning is not a perfect science. William Clarke said that water quality is critical. Shelli Everts asked about different definitions between for residential as opposed to stable/riding academy or agricultural business type. Supervisor Lucia said that the Town Board would wait for a recommendation on this to come from the Zoning Revision Committee. Jeff Fedor said that this is horse country. Jeff Fedor discussed the economic opportunities that go with people that can afford to board horses. Supervisor Lucia spoke about people that are on trail committees or working on new ideas for New York State or Saratoga County horse trails are what they are looking at. He said he has people coming into his office and want to know if we have public horse trails in our town. William Clarke said he would like to see a differentiation between a horse business, agricultural property and average residential home. Councilman Major said he thought everyone was saying that this is a positive allowable use but how it is defined and where is it going to be an allowable use. Jim Martin talked about qualifications such as acreage and income that would qualify a horse business. Jeff Fedor spoke about positive items to owning a horse business, such as the exemption from sales tax on materials used in building used for horses. Glenn Tearnos said that one of the changes that the Zoning Revision Committee is looking at is where it says "for a profit" to "for a fee". He said that would mean if a person charged for it then it would fall into that category.

Joan Beckwith asked when the Planning Board came across something they felt should be changed should they send it to the Town Board first or the Zoning Revision Committee. Supervisor Lucia said that right now they would defer it to the Zoning Revision Committee. Supervisor Lucia said that if it was something that needed to be handled right away then it should be referred to the Town Board but he would prefer making all the changes at one time if he could. Jim Martin said that the rule is as follows: The Town Board is the only legislative body in the Town that can make those changes. He said that if it was interpretation, what something means, etc. then that is the purpose of Zoning Board of Appeals. Attorney Pozefsky said that Zoning Administrator/Code Enforcement Officer Mann is the first line of defense on those interpretations. Jim Martin said the Zoning Administrator makes the determination and the Zoning Board of Appeals makes interpretations.

ZONING BOARD OF APPEALS BOARD

Chairman William Clarke said that at the Zoning Revision Committee has been looking at most of the concentrated development nearest as close to the Village as they can. He said they understand that water and sewer are very limited in the Village at the present time. He said he has found that a lot of people, old and young people, want to rent and not buy property. He said affordable housing is very important. Glenn Tearnos said that the concept that Mr. Clarke is talking about comes directly from the Comprehensive Plan. Glenn Tearnos said that the Comprehensive Plan is the guidepost for everything the Zoning Revision Committee is doing.

ZONING REVISION COMMITTEE

Glenn Tearnos said his committee's work is a work in progress. He said they started out with definitions to make sure everybody had clarity because as you go forward and you say you think it should be this or it is this use now is that what we need. He said his committee started to redefine this. Supervisor Lucia said he was glad that the Zoning Revision Committee had someone from each of the board on that committee. He said Councilman Saunders told the Town Board that the committee is working very hard. Supervisor Lucia said he thought all the boards were working very hard. He said that the Town Board does not have a chance to tell the boards and committee thank you for their hard work and dedication.

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Glenn Tearno told the other boards that everyone was welcome to attend the Zoning Revision Committee meetings and the following is a schedule of their next meetings: April 12th, May 10th, June 7th, July 12th, and August 9th. He said the meetings are at the Town Hall at 6:00 PM. Supervisor Lucia said that the new economic development man wants to attend one of the Zoning Revision Committee's meetings. Jim Martin told the Town Board that if he was given enough notice of the meeting that the economic development man was going to attend he would see that the agenda geared toward his type of issues. Supervisor Lucia said that he would tell him when the next meeting is and have him tell Cheri Sullivan when he will be attending. William Clarke said that the Zoning Revision Committee does not have any Planning Board Members on it as most other towns does. Joan Beckwith said Cheri Sullivan is just the secretary and she isn't the person to give any information she is only the secretary. Mr. Clarke said he wanted to make sure that the members of the Planning Board are invited to attend whenever they want. Mr. Clarke said that the LA Group (Jim Martin and Greg) have done a great job assisting the committee.

Joan Beckwith asked about the Town being divided into districts. Jim Martin said that the committee actually started there but as they started reviewing the definitions of some of the terminology they went back to the definitions. He said that the Town was already divided up into districts and the committee had Fred Mann in earlier on and he said that the Zoning Ordinance is working quite well and he doesn't see too many problems on a day to day basis. Jim Martin said that they had gone through basically four districts, looking at the purpose and intent, and also looking at the definitions and work usage in those four districts. He said now they were going to work their way through the other definitions that are talked about. Jim Martin said that his personal opinion is that the districts are working pretty well but there may have to be some tweaking done here and there. Jim said basically this pattern works well. Glenn Tearno spoke about lots within certain districts. Jim Martin said that they were trying to eliminate the districts bisecting lots, etc. William Clarke spoke about Conservation Subdivisions for larger subdivisions of 50, 75 or 100 acres or more to limit the overall growth in the community. Jim Martin explained what that meant is that the idea that if a person had a 100 acre lot and it is 10 acre zoning so you could have 10 houses. He said that rather than having 10 houses spread out over the 100 acre parcel it would be basically clustering. He said that mean concentration would occur in a smaller area with the intent that the owner would conserve or preserve the open space in that lot. Jim Martin said the way these calculations are working as these Conservation Subdivisions are come on more and more such as in Wilton, a person has a 100 acre lot of which 30% is wetlands and steep slopes or physically constrained so there is 70 acres left Conservation Subdivisions would step in and say in addition to just preserving that 30 acres of unusable space you have to add a certain percent of useable property for open space. Jim Martin said in other words useable property for open space. He said Town of Wilton set that percentage at 35%. Jim Martin said that in that regard you don't have a 10 lot subdivision you have an 11 lot subdivision. He said the problem with this is who is going to own that 11th lot that is preserved. He said the County has a preservation group called Saratoga Plan. Jim Martin said this doesn't have to be a deed lot it could be done with deed restrictions or covenants. C

Councilman Byrnes asked if the property in Corinth that is located in the Adirondack Park was being looked at to be changed. Jim Martin said he would not speak for the committee but he felt that side of the line would stay as it is. Councilman Saunders said he thought he came to the Town Board and they instruct the committee to stay away from any changes in the Adirondack Park since the changes could only be stricter. Councilman Saunders asked if the committee was looking at the surrounding town's

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restrictions and how they differed from the Town of Corinth due to the influence that Global Foundries may have. Jim Martin said that they would map all the adjoining towns and what their district's uses were so that all know all the districts in the Town of Corinth that adjoin another towns would compliment the other town.

Councilman Brown said he was impressed with the number of people in attendance at this meeting. He said he thought to sit down and discuss things in this matter is great.

Supervisor Lucia said that he wanted to make sure that the lines of communications between the boards and committee remained open at all times.

William Clarke spoke about how unique Corinth was to have so much open space either near or that is bisected by the Adirondack Park Blue Line. Supervisor Lucia commented on how important open space is. Councilman Saunders said that it is very important that Corinth needs to keep in tact the open space that they have below the Adirondack Park Blue Line. Chris Rudolph said that Greenfield zoning is now 6 acre lots for subdivision but for a person to buy a single lot not in a subdivision it can be less.

Councilman Saunders spoke about the cost of services per additional home. Jim Martin said that in New York State every \$1.00 a per pays in property taxes the residential property demands \$1.30 in services and the commercial property demands \$.30 in services for every \$1.00 paid in real property taxes. He said the biggest this is School Tax.

Councilman Major said that he felt this was a very good discussion with many good points. He mentioned density close to the village, any type of infrastructure (water or sewer) will cost the Residents down the road, open space depending on how that goes, Saratoga Plan is that on the tax rolls or not, when you talk about 6 acre zoning in Greenfield the homes built on those lots are \$400,000+ homes, our animals.

Councilman Major told the group about the following things that the Town Board is doing:

- Hired and working with an economic development manager
- Preserved the railroad
- Looking to possibly connecting to Exit 16
- Senior housing

Linda Hamm asked about whether the Town has looked into its own power plant to bring power to its citizens. Supervisor Lucia said there are some things that cannot be discussed yet. Supervisor told the group about discussions he had regarding the railroad spur with the International Paper Company. He said that he told the man from International Paper Company that he had heard the International Paper Company was going to tear up the spur and the man told Supervisor Lucia that they were not going to do that.

Councilman Major asked Supervisor Lucia if he could tell the group about the property of the Golf Course. Supervisor Lucia said that several years ago he was contacted by the owners of Brookhaven Golf Course about the Town taking over the Golf Course and then they changed their mind and decided

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that they would continue operation of the Golf Course. Supervisor Lucia said that he has again been contacted by the owners of the Golf Course who again would like to know if the Town would like the property as a municipal park. He said that the only thing is they have to give it away according to their by laws. Supervisor Lucia said that the Town of Greenfield was also contacted and showed some Interest, as well as a couple of other entities. Supervisor Lucia said that on April 14th the Corinth Town Board is scheduled to have a meeting with the committee of the owners to make a presentation. He said Greenfield is scheduled to meet at 7:30 PM and Corinth is scheduled for 8:00 PM. He said that Ken Green suggested that the Towns of Corinth and Greenfield go in this as a joint venture.

At 7:50 PM the joint meeting was adjourned.

Respectfully submitted,

Rose E. Farr, RMC.
Town Clerk