

DRAFT

JUNE 16, 2011

The Town Board, Planning Board, Comprehensive Board and the Zoning Board of the Town Of Corinth held a joint meeting on June 16, 2011 4:30PM at the Town Hall.

Present: Richard Lucia, Supervisor
Charles Brown, Councilman
John Major, Councilman
Edward Byrnes, Councilman
Leon Hickok, Code Enforcement Officer
Michael Hill, Town Counsel
Cherie DeLancey, Deputy Town Clerk
Phil Giordano, Planning Board
Dan Willis, Planning Board
Joan Beckwith, Planning Board
Althea Rivette, Planning Board
Martin Pozefsky, Planning and Zoning Board Counsel
Kate Halliday, Planning Board Secretary
William Clarke, Zoning Board Chairman
Glenn Tearno, Zoning Board
Sigrid Koch, Zoning Board
Christopher Rudolph, Zoning Board
Linda Hamm, Zoning Board Secretary
Christopher Rudolph, Comprehensive Board
Daniel Willis, Comprehensive Board
Shelley Everts, Comprehensive Board

Excused: Mitchell Saunders Councilman, Eric Butler Planning Board Chairman, Louise Reed Planning Board, Glenn Tearno Zoning Board, Timothy Sullivan Zoning Board, Jeffrey Fedor Zoning Board

Public: Jim Murray Sr, Marc Rich

After Roll Call the following business was conducted:

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RESOLUTION #189

AUTHORIZING THE APPOINTMENT OF BRENDA PERIS TO THE IDA BOARD

On the motion made by Councilman Brown and seconded by Councilman Byrnes the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Major, Byrnes
 Nays 0

Resolved that Brenda Peris was appointed to the IDA Board.

Glen Tearno sent the following letter to Supervisor Lucia and asked that it please be read at the meeting.

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Supervisor Lucia:

Please have the following read at the meeting and entered into the record.

I apologize for not being in attendance this evening.

I would like to thank the committee members who have worked long and hard to produce this draft.

Bill Clarke Shelly Everett
Chris Rudolph Dan Wills

For them I hope I provided an environment where they felt comfortable sharing ideas, had the opportunity to learn and feel good about what we have accomplished.

I would also like to thank the Jim Martin and Greg Merriam of the LA Group for their dedication, patience, professionalism and guidance.

Given the far reaching impact a document like this has it was very important to ensure all points of view were considered. To accomplish this we relied heavily and appropriately on the Town's Comprehensive Plan. We did this for two reasons:

1. The Comprehensive Plan is the legal foundation for the formulation of Land Use or Zoning code.
2. The Comprehensive Plan contains, in detail, the opinions and goals of the public at large.

The draft before you is a work in progress. Documents like this and comprehensive plans need to be applied, utilized and revised as this community and the world around us changes. However, they should never be altered without careful and deliberate consideration of far reaching impact they can have. As always, it is the responsibility of government to balance the rights of the individual with those of the health, welfare and safety of the community. We believe the draft does accomplish that. We have allowed for growth and uses that are consistent with Comprehensive Plan and for a vast majority of the community do not create an unnecessary burden.

Going forward I would suggest that any questions or considerations be directed to the Supervisor then forwarded to the committee and LA Group so a complete, appropriate and accurate response can be provided.

The committee welcomes the opportunity for additional workshops the Town Board may require.

Lastly, I would like to bring to the Town Board's attention the need for a revision of the Subdivision Regulations. Many of the goals outlined in the Comprehensive Plan and therefore carried into the Revision of Land Use code rely on a vigorous application and use of a conservation subdivision concept as the primary planning tool for the Town. As a testament to this committee's dedication all of the members have expressed a desire to assist the town with that revision.

I will leave the overview presentation and discussion of the draft in LA Group's capable hands.

Please contact me with any questions or concerns

Respectfully,

Glenn Tearno

Chairman Zoning Revision Committee

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Supervisor Lucia introduced the LAGroup members Jim Martin and Greg Merriam. Greg Merriam wanted to express how much time and dedication was put into this draft by all involved. Martin Pozefsky Planning and Zoning Board Counsel told The Town Board that he was very pleased with the plan. The final draft zoning revision is as follows.



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MEMO

**TO: Dick Lucia, Town Supervisor
Glen Tearno, Zoning Code Revision Chairman**

FROM: Jim Martin, Greg Merriam

DATE: June 8, 2011

RE: Final Draft Zoning Revision

1. General Structure of the Law
 - The 2004 Land Use Law was 63 pages in length, excluding appendices. The proposed 2011 Zoning Code is 64 pages in length. While there is a considerable amount of new and updated text, formatting changes allowed the document to remain similar in length to the 2004 Land Use Law.
 - The organization of articles within the proposed zoning code was adjusted by moving the Planned Development District to Article 6.
2. Schedule of Use, Area and Bulk Regulations Table
 - The R-3 was determined to be obsolete in that it differed little from the R-2 and R-R districts. Therefore any land within the R-3 was absorbed into other districts. This was done in consideration of the type of residential needs within the community.
 - The description for the South Corinth Hamlet (SCH) was updated.
 - The list of permitted uses, site plan uses, and special permit uses within each zoning district were reviewed, organized, and updated in consideration of existing and future needs and new definitions.
 - The Rural Use district (completely within the Adirondack Park) was removed in favor of an expanded Resource Management district that is more in line with the preservation of natural resources that was identified in the Comprehensive Plan as a goal.
3. Planned Development District
 - 2004 Land Use Law allowed 4 types of PDD's for specific uses. Proposed Zoning Code recommends a single PDD that supports all uses. This simplifies the process and allows the PDD the flexibility it's intended to have.
 - Size of minimum development area reduced to 10 contiguous acres.
 - Requires 30 percent open space, not including lands undevelopable for reasons of environmental constraints, or land area primarily used for vehicular modes of traffic.
 - Requires PDD density to be tied to density within the zoning district the project is located.



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- Promotes additional density bonuses for meeting certain thresholds related to job creation, affordable housing, senior housing, and recreation areas/facilities.
 - More detailed considerations were included to encourage applicants to provide a more thorough application for review.
4. Other Revisions
- Manufactured Homes and Manufactured Home communities remain a permitted use within the R-2 district, as they are in the original zoning code. Based on the proposed revisions to zoning district boundaries, the R-2 district would increase in overall size from 946 acres to 2,213 acres.
 - Expansion of manufactured home communities must occur through site plan review, and the development of new manufactured home communities must go through the PDD process, as they were required to do in the original zoning code.
 - A more detailed Site Plan Review checklist was included to encourage a more thorough application for review.
 - Timeframe for non-conforming uses and structures reduced from 24 months to 12 months in relation to replacing, restoring, or
 - Home Occupation I was revised to be allowed to operate only by members of the family inhabiting or maintaining the dwelling, and to not allow for the interior or exterior storage of materials, or for the display of a sign.
 - Home Occupation II was revised to require a Special Use Permit, to operate only by members of the family inhabiting or maintaining the dwelling, in addition to one non-inhabitation assistant or employee at any one time, and to allow for interior or exterior storage of materials and the display of a sign.
 - Consideration of Accessory Use Regulations
 - Consideration of restrictions on the size and location of fences.
 - No revisions were made to sections of the code or definitions relating to composting facilities.
5. Definitions Update
- Each of the existing 134 terms were reviewed and updated.
 - An additional 70 terms were added to the list of terms for a total of 206 terms.
6. Update of Zoning Map
- Reviewed recommendations from Comprehensive Plan Update, themes within Community Survey, existing districts, environmental constraints, land use, and future development in the adjustment of zoning district boundaries.
 - All split district parcels (approximately 200) were adjusted to have a single zoning district.



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- The zoning district of Wild Forest (WF) was added to replace lands formerly identified as NYS public lands. The old designations for public lands (NYS, SC, TC, and VC) were not zoning districts and did not provide any guidance for their use. All of the NYS lands are now located in the WF district, and the other public lands have been added into their surrounding districts.
- Two zoning districts were removed, R-3 and RU.
- As a result of updated zoning districts an analysis of future development potential was completed. Results indicated that the development potential of the proposed code could result in 199 less residential units. However, the concentration of development potential was focused more in R-1, R-2, and R-R. (See attached spreadsheets). This analysis looked vacant land under the 2004 Land Use Law and vacant land under the proposed 2011 Zoning Code in consideration of environmental constraints (wetlands, slopes >15%, and soils), and an additional 20% of land area when identifying development potential.

Sincerely,

Jim Martin, AICP
Senior Planner and Economic Development Specialist
for
The LA Group, P.C.

The LA Group presented a slide show to help the members understand the new draft. After many questions asked by the board members and answered by Jim Martin. He told the board that they were prepared to take this wherever they wanted to go. Jim Martin did tell the Town Board that at some point they would need to have a public hearing.

Supervisor Lucia told everyone that he understood that there is a lot of information to look at therefore no decision would be made tonight.

MOTION TO ADJOURN

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On the motion made by Councilman Brown and seconded by Councilman Major the meeting adjourned at 5:45.

Respectfully submitted,

Cherie DeLancey, Deputy Town Clerk