

## JULY 19, 2012

The Town Board of the Town of Corinth held a workshop meeting on July 19, 2012 at 4:30PM at the Town Hall.

Present: Richard Lucia, Supervisor  
Charles Brown, Councilman  
Edward Byrnes, Councilman  
Jeffrey Collura, Councilman  
Josh Halliday, Councilman  
Rose E. Farr, Town Clerk  
Leon Hickok, Code Enforcement Officer

Excused: Shawn Eggleston, Highway Superintendent

Public: Jim Martin(LA Group), Glenn Tearno, Ray Bush, Althea Rivette, Louise Reed, Sigrid Koch, Renee and Bruce Baker.

After introductions were made the following business was transacted:

Glenn Tearno, Chairman of the Revision Committee, explained to the Town Board what his committee did. He said his committee worked very diligently to complete the draft. He said that one of the things the committee worked on were the definitions and clarifying them. Glenn said that the draft is based on the opinions of the public laid out in the survey that is part of the Comprehensive Plan.

Glenn spoke to the board about the following:

- definitions
- explained map changes
- elimination of R3
- cleaning up property lines

The board asked about manufactured homes (mobile homes) and where they would be allowed. Mr. Martin said that they are permitted within the R-2 district, as they are in the original zoning code. He said 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.

Councilman Byrnes asked about expansion of existing manufactured home parks. Mr. Martin told the board that in the revisions they would be a permitted use within the R-2 district, as they are in the original zoning code. He said that an expansion of manufactured home parks must occur through site plan review, and the development of new manufactured home parks must go through PDD process, as they were required to do in the original zoning code. Mr. Martin said that the committee suggested a more detailed Site Plan Review checklist to encourage a more thorough application for review.

Mr. Martin said the committee suggested that the time framing for non-conforming uses and structures be reduced from 24 months to 12 months in relation to replacing or restoring. A discussion was had regarding whether this time frame was adequate.

Mr. Martin told the board that the following are what he feels are the changes that the committee suggested be made in addition to the previously mentioned changes to definitions, Manufactured Homes and Manufactured Home Parks:

- R-3 was determined to be obsolete in that it differed little from R-2 and R-R districts. Therefore the land within R-3 was absorbed into other districts. he said this was done in consideration of the type of residential needs with 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 revised, organized and updated in consideration of existing and future needs and new definitions;
- The Rural Use District (completely within Adirondack Park) was removed in favor of expanded Resource Management District that is more in line with the preservation of natural resources that were identified in the Comprehensive Plan as a goal.
- Proposed Zoning Code recommends a single Planned Development District(PDD) that support all uses;
- Minimum size for PDD development area was reduced to 10 contiguous acres;
- Requirement of 30 percent open space in PDD, 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;
- Promote additional density bonuses for meeting certain thresholds related to job creation, affordable housing, senior housing and recreation areas/facilities within the PDD;
- Included more detailed considerations to encourage applicants to provide a more thorough application for review;

Mr. Martin said that the updating of the Zoning Map included the following:

- Reviewed recommendation from the Comprehensive Plan Update, themes within the Community Survey, existing districts, environmental constraints, land use, and future development in the adjustment of zoning district boundaries;
- All split districts parcels (approximately 200) were adjusted to have a single zoning district;
- The zoning district Wild Forest (WF) was added to replace lands formerly identified as NYS public lands. 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.

Glenn Tearno said that the revision committee tried to make the proposed revisions into a people friendly zoning.

Jim Martin said he strongly urged the board to review the proposed revisions and obtain legal assistance. He also suggested that before a Public Hearing is scheduled the Town have at least one Open House as they did when zoning was first introduced to the Town of Corinth.

Councilman Byrnes said that he wanted to commend the Revision Committee for a job well done. He suggested that the Comprehensive Plan be placed on the Town's website so that people could see it. He also suggested that on the Town of Corinth's telephone system a mention of the Town website could be added.

Glenn Tearno suggested that the board review the definitions, review the districts and review the Comprehensive Plan.

Supervisor Lucia thanked Jim Martin and Glenn Tearno for attending the meeting and going over the proposed changes with the Town Board.

Supervisor Lucia told the Town Board that he had spoken to Highway Superintendent Eggleston regarding the sidewalk coming into the Town Hall. He said that a woman fell and the sidewalk is raised in a couple of spots. Supervisor Lucia said that Highway Superintendent Eggleston said the whole sidewalk could be replaced or only portions depending on how the board wanted to do it. It was the consensus of the board that the whole sidewalk be replaced.

**RESOLUTION #205**  
**MOTION TO ADJOURN**

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

ADOPTED   Ayes 5           Lucia, Brown, Byrnes, Collura and Halliday  
              Nays 0

RESOLVED that with no further business the board adjourned at 6:05PM.

Respectfully submitted,

Rose E. Farr, RMC  
Town Clerk