

Town of Corinth Planning Board

600 Palmer Avenue

Corinth, New York 12822

Phone: 518-654-9232 ext. 6

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Planning Board Meeting Minutes: January 19, 2023

Planning Board Members

Chairman

David Barrass

Members

Dan Willis

Daren Potter

Joan Beckwith

Melanie Denno

Alternate: Trisha Santiago

Planning Board Attorney

Jackie White

Planning Board Secretary

Lynn Summers

1. Meeting was called to order at 6:05 PM by Chair David Barrass

2. Attendance:

Attendance roll call.

Members Present: Joan, Trisha (Alternate), David, Melanie, Daren
(Attorney) Jackie White

Absent: Dan

Applicants/Representatives: Matthew Huntington (Engineer for
FHB)

3. Previous Minutes: 12/15/22

Motion made to approve the 12/15/22 PB Minutes as presented
made by Joan Beckwith, seconded by Melanie Denno.

All in favor- aye

Foothills Builders (FHB) Major Subdivision – (Public Hearing-still open)

Main St

TM# 73.-2-91

Zone- R-1

-Need: Village Water – Engineers report – approval

Completed

-LAG- Independent Review-completed

LAG Comments/Review Dated 11/16/22 received

-Planning Board Lead Agency letters mailed out on 10/27/22

-Public Hearing Notice in 10/7/22 Post Star, Applicant completed

Public Hearing Mailing and provided the Certified Mail Receipts

-Jim Martin's Determination Dated 9-9-22 received

-Studio A (Matt Huntington) response comments dated 12-5-22 to the

LAG Review

Received on 12-14-22

LAG Technical Review- 1/12/23

Lead Agency Letters mailed and we did not receive any responses.

Chairman: One board member is absent.

Trish Santiago – Alternate – will be a voting member tonight.

Chairman:

Public Hearing is still open

Applicant- FHB- submitted:

**Full set of revised drawings,
Revised SEQR Pt1,
Water Report**

(Applicant has not submitted the report to the Village yet, the Village told applicant to submit it to the Town first)

Chairman met with the Town Board to discuss the FHB Parkland Fee-

- **Phase 1 –Passarelli Wiley Way – the applicant donated property for the Little League field in lieu of the recreation fee or 5% of the total area. The total acreage of 96 acres used in the 5% calculation did include the area occupied by the current FHB subdivision. At the time, it was proposed to be phase 2 of the Wiley Way subdivision. The correspondence dated 1-5-1999 and September 6, 2000 regarding the 96 acres was found in the Passarelli Wiley Way Subdivision file.**
- **The Town Board agreed that the parkland fees were already satisfied.**
- **Town had no major concerns about assuming ownership of the roads and drainage systems after the dedication process is completed.**
- **The Town had one stipulation that they are not fond of getting so much land Included with the drainage basins. They request that the lot lines for the basins near lots 18 and 10 be adjusted to reduce the size of the land.**

Planning Board reviewed the January 12, 2023 LAG Technical Comments

Matt Huntington – Studio A Engineer will address the issues discussed and provide revised information.

Chairman: At this time, I suggest we move forward with the SEQR Pt 2 & 3 review and close the public hearing.

Town Attorney suggested they wait until the revised information is submitted to close the public hearing unless the board does not anticipate

any major changes to the plans.

Chairman said there are a few minor things to discuss, St Lighting, Speed Limit Signs, St Names and the storm water easements not on the survey plan.

Matt said he would make the revisions discussed.

PB decided to close the public hearing and move forward with completing the SEQR review Pt2 & 3.

Motion made by Joan Beckwith, seconded by Daren Potter to close the public Hearing. All in favor – aye

This is a type 1 Action – therefore the Full SEQR needs to be completed. Town Attorney read the SEQR Pt2 questions to the PB and the board responded.

SEQR Pt 2 was completed.

There were no significant adverse impacts, therefore a Negative Declaration was declared.

Motion made to declare a Negative Declaration by Joan, seconded by Trish.

All in favor – aye

The Chairman will complete the SEQR Pt3 and the ENB form will be completed and submitted to the ENB.

Board discussion regarding:

Type of lighting discussed and the location of lights on corners, intersections –the subdivision will be in a Town lighting district
Matt Huntington will provide a lighting Plan.

Underground electric utilities are proposed.

Speed Limit signs – need to establish the speed

Attorney will provide the Speed limit sign procedure to the Chair.

Matt Huntington will research the Speed Limit requirements.

Street Names- Matt will provide the names.

Chair – the drainage easements should be on the Survey Map

Regarding DOH review – Matt said the DOH needs the Town PB approval first

PB – discussed approving with the condition of DOH approval needed.

Recap of the items that need to be completed prior to final approval:

1. The Village must approve the water system report and plans. The Planning Board will forward the documents to the Village.
2. At the two drainage basins discussed at the meeting the lot lines need to be adjusted to minimize the amount of land to be dedicated to the Town.
3. Applicant needs to respond to the LA Group comments regarding the SWPPP.
4. Streetlights will be added at the intersections and cul de sacs and you will propose some type of street lamp lighting throughout the subdivision.
5. Applicant will investigate the procedure for establishing a speed limit.
6. Street names will be added to all plan sheets.
7. In the two locations where drainage easements for pipes crossing lots are needed the easements must be shown on the Subdivision Survey Map with metes and bounds.
8. A condition of approval will be that test holes to confirm the depth of groundwater and infiltration tests will be taken at each drainage basin location prior to construction. If any design modification becomes necessary due to the test results then the plans must be returned to the Planning Board for further review.

Discussed:

Sub Division –

The County requires an approval stamp on all the sheets now

Applicant was asked to put the stamp on all the sheets- then the PB will sign them

Additional Escrow Amount:

The LAG has completed the review for the second time – they will need another \$1300.

Matt asked about the ability to cut trees, Jackie said he should handle this with The Town Code Enforcement Officer.

Dave will send a letter to Matt regarding the items discussed tonight. The information needs to be submitted to the PB at least a week before the meeting.

Chairman: Continued education

The town has been lenient the last year because of COVID, but for 2023, they will need board members to complete the required four hrs for the year.

There are online webinars and the SC Training Conference.

Motion made to close the meeting at 7:00 PM by Joan, seconded by Daren.

All in favor- aye

Submitted by the PB Secretary Lynn Summers