

Town of Corinth Planning Board

600 Palmer Avenue

Corinth, New York 12822

Phone: 518-654-9232 ext. 6

Fax: 518-654-7751

Planning Board Meeting Minutes: March 16, 2023

Planning Board Members

Chair

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 6:00 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: Kristin Darrah-Darrah Land Surveying

For the Record: Chair noted that the Alternate Planning Board member
(Trish Santiago) will sit on the board as a voting member.

3. Previous Minutes: January 19, 2023

Motion made to approve the 1-19-23 PB Minutes as presented
made by Daren Potter, seconded by Joan Beckwith.

All in favor- aye

Boundary Line Adjustments (BLA) Two- located next door to each
other.

**Representing the landowners at the meeting tonight is Darrah Land
Surveyors (Kristin Darrah)**

4. Boundary Line Adjustment (BLA): Petruzzo/Crowl (PB-2023-0001)

TM# 74.-1-85.1 Zone - Industrial

TM# 87.1-1-2.2 Zone – R3

Non-Jurisdictional BLA

Crowl is purchasing 1.2 acres from Petruzzo

Crowl would like to sub-divide after the merging with Petruzzo.

Zoning Administrator- Jim Martin Determination:

The process will be threefold:

1. The boundary adjustment can (and should) proceed immediately. This will immediately increase size of TMP# 87.1-1-2.2 and no approvals are required to file this adjustment with the County. It may be helpful and I am happy to do so, to have a written determination made stating that this complies with the Town Land Use Chapter. This will provide the County with an indication that this meets the local code requirements.
2. Once the boundary adjustment is made and properly recorded with the County RPS, (they will likely issue new tax map nos.), the property owner will then be in a position to apply for a minor subdivision with the Town Planning Board. This will provide the subdivision of lots as shown in Attachment 3 to your message.
3. The third and final step will be to petition the Town Board for an adjustment to the Zoning boundary removing the split zoning district and establishing the R-3 District over the entirety of the two parcels.

The Planning Board discussed the process and had some questions. Town Attorney – Jackie White- will contact Jim Martin regarding the BLA and Sub-Division process.

Planning Board (PB) Chairman stated that this is a straight forward BLA, it makes one lot larger. Non Jurisdictional
After the BLA if they decide to do a Sub-division, they will need a Zone Boundary adjustment so the parcel being subdivided will be in the R-3 Zone in its entirety.

Motion made by Joan Beckwith, second by Melanie Denno to approve a Non-Jurisdictional Boundary Line Adjustment, All in favor – aye

5. Boundary Line Adjustment (BLA): Petruzzo/Henry (PB-2023-0002)
TM# 74.-1-85.1
TM# 87.1-1-2.1

Representing the landowners at the meeting tonight is Darrah Land Surveyors (Kristin Darrah)

Kristin Darrah presented the BLA to the PB.

PB member asked if the adjoining parcel is landlocked. PB had a short discussion regarding that parcel.

Chair stated that this is a Non-Jurisdictional Boundary Line Adjustment and complies with making a small lot bigger.

Motion made by Trisha Santiago, second by Daren Potter to approve a Non-Jurisdictional Boundary Line Adjustment, All in favor – aye

Kristin Darrah will file the deeds.

6. foothills Builders (FHB) Major Subdivision-

Not present at the meeting

(The Planning Board did not receive any of the information requested from Foothills Builders (FHB))

Main St

TM# 73.-2-91

Zone- R-1

- LAG- Independent Review – Received**
- Village Water – Engineers report – received**
- Revised Full EAF (SEQR)- received**
- Revised Site Plan and surveyor Plat Plan – received**

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**

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.

Motion made to close the meeting at 6:30 PM by Joan, seconded by Melanie.
All in favor- aye

Submitted by the PB Secretary Lynn Summers