

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: April 20, 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), Dan, David, Melanie, Daren

(Attorney) Jackie White

Applicants/Representatives: Don Darrah-Darrah Land Surveying, Maria Leuci, Joseph Leuci, Matt Huntington

3. Previous Minutes: 3-16-23

Motion made to approve the 3-16-23 PB Minutes as presented by Daren Potter, seconded by Joan Beckwith.

All in favor- aye

4. Minor 2 Lot Sub-Division: Jason Crowl- Initial Review

TM# 87.1-1-2.2

Zoning Administrator- Jim Martin- Determination-Received 4/17/23 as follows:

Subdividing 2.367 acre parcel into two lots: Lot #1-1.386 acres; Lot #2-0.969 acres

Boundary Line Adjustment- increasing the size of lot with a 2-Lot Sub-Division

Not enough land for a two-lot subdivision

They need to complete the Boundary Line Adjustment (BLA), then 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 property is in two different zones, one parcel is zoned Industrial and one parcel is Zoned R-3.

Then complete the two Lot Subdivision.

Chair said the BLA was approved at the last meeting, Deeds need to be filed. Dave asked Don if the Deeds have been filed? – Don said “No”

Town Attorney said that the Town Board needs to change the Town Land Use Code, but they are not obligated to change the code.

Chair said Lot 1- there needs to be 200 ft. width at the front of the existing residence.

Septic system – need to show the location of the septic on the map.

Final Approval – update the survey map with the zone change.

Don – we would like to move ahead with the Public Hearing for. 5/18/23.

Planning Board secretary provided the Public Hearing Notices and Mailing labels to Darrah Survey.

Public Hearing will be scheduled for 5/18/23 PB meeting.

5. Foothills Builders (FHB) Major Subdivision-

Main St

TM# 73.-2-91

Zone- R-1

Matt Huntington- representing FHB Subdivision-

4/6/23 - We provided responses to the Village engineer Regarding the water. Have not heard back from the Village Engineer.

3/9/23- Provided response to the LAG comments- have not heard Back from the LAG

Storm water Pollution Prevention Plan – provided a revised copy Dated 3/9/23

Discussion Regarding:

Plantings on the back lot for the rainwater garden

Matt – the Town will have the right to come on the property for maintenance- they will put something in the deeds

Discussion regarding:

Street lights, speed limits (Jackie will check with the town to see if they can set the speed limit)

Easements for drainage pipes have been added to the drawings and lot lines for the drainage basins have been adjusted as requested – test pits- PB suggested making as a condition to take tests before the final approval
PB asked where they stand with the DOH – Matt said they can submit anytime to DOH – they have been out several times for tests

Waiting for the responses from the LAG comments.

Jackie said they could give approval subject to:

- 1- rain garden easement
- 2- Village approval of water
- 3- LAG approval of the storm water plan

Planning Board decided to wait on approval, there is too much that needs to be completed.

Applicant asked if the PB would schedule a special meeting. Chair told the applicant he understands their situation.

We will follow up with the LAG and Village to see if we can have the necessary information needed to move forward.

Applicant stated he would like to continue to cut down trees but not pull stumps. Dave told the applicant that he needs to talk to the Code Enforcement Officer, Albert Brooks regarding the trees.

Motion made to close the meeting at 6:50 PM by Joan, seconded by Daren.

All in favor- aye

Submitted by the PB Secretary Lynn Summers