

## **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: May 18, 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 6:02 PM by Chair David Barrass**

#### **2. Attendance:**

##### **Attendance roll call.**

**Members Present:** Dan, David, Melanie, Daren

**Board Members Absent:** Joan, Trish (Alternate)

**Present: (Town Attorney)** Jackie White

**Applicants/Representatives:** Kristin Darrah-Land Surveyor, Lee Burnham ,Jason Crowl-land owner

#### **3. Previous Minutes: 4-20-23**

Motion made to approve the 4-20-23 PB Minutes as presented by Dan Willis, seconded by Daren Potter.

All in favor- aye

#### **4. Minor 2 Lot Sub-Division: Jason Crowl- Public Hearing**

**TM# 87.1-1-2.2**

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

**Preliminary review was on 4/20/23**

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

This Sub-Division application is subject to a Boundary Line Adjustment, and that was approved at the last meeting, and to the required review of the Zoning Boundary by the Town Board.

At the last PB meeting we asked for revisions to the map.

1. The lot width is less than 200 f.t and needs to be revised to 200 ft.
2. Show the Septic system to be within the boundary

A revised map has been submitted with these changes made.

PB Chair asked:

- If the Deed has been file with Saratoga County? Kristin Darrah stated that it is in the hands of the seller and has not been filed yet.
- Status of the Boundary Revision? Kristin stated that they are waiting for the property owner to file the BLA with the County.

Chair: we can go ahead with the Public Hearing tonight, and should we complete the SEQR tonight.

Jackie White-Town Attorney- it seems a little premature because we don't know what's going to happen at the town board.

Jackie stated that this is an unlisted action and she recommends that the PB keeps the Public Hearing open.

Kristin D said that an overlay of the adjoining wetland has been added to the map but there is room to build.

PB Secretary read the Public Hearing Notice for the Crawl Sub-division in to the record.

Town of Corinth Planning Department  
600 Palmer Avenue  
Corinth, New York 12822  
Phone (518) 654-9232 Ext.6  
Fax (518) 654-7751

**Planning Board**

\*\*\*\*\* NOTICE OF PUBLIC HEARING \*\*\*\*\*

In Person at the Town Hall

Planning Board Meeting Date: May 18, 2023 Time: 6:00 PM

For the Following Proposed Project: Application for 2 Lot - Subdivision

Location: 631 Main St

Tax Map # 87.1-1-2.2

Description: Minor Sub-Division – 2 Lot Subdivision

**\*\* THIS NOTICE IS GIVEN IN ORDER THAT YOU AS OWNER OF PROPERTY IN THE IMMEDIATE VICINITY THAT MAY BE AFFECTED MAY APPEAR AT SAID HEARING AND BE HEARD WITH RESPECT THERETO.\*\***

Applications are available for review at the Planning Office located at 600 Palmer Avenue Corinth, N.Y., Monday-Thursday 8:00 am -12:00 pm and Wednesday & Thursday 1:00p.m. – 4:00Pp.m.

The Certified Mail receipts were provided to the secretary for the Crowl Public Hearing Notice.

Nothing more tonight, we need to wait for the Town Board Zoning revision approval.

#### **5.Foothills Builders (FHB) Major Subdivision-**

**Main St**

**TM# 73.-2-91**

**Zone- R-1**

Concerned that no one is present tonight for the FHB Major Subdivision application.

The board has completed the SEQR and closed the Public Hearing at the 1/19/23 meeting.

The PB received the LAG comments for the updated documents received from FHB, response letter dated March 9, 2023, Stormwater Pollution Prevention Plan dated March 9, 2023, Subdivision Plan Set, dated April 6, 2023.

Public Water System – in the Town Water District and the water is supplied by the village. The Village engineer has to review the water system plans and approve.

At the last meeting the applicant insisted the we schedule a special meeting.

The LAG pointed out that there were 2 things to be addressed:

1. Test Pits tested prior to construction and results provided to the town – taken care of
2. Rain Water Gardens- enhance the SWPP. Town and the LAG concern is, who is responsible to maintain the gardens. We asked that restrictions be put in the deed with the land owner to allow people to come in to take care of the maintenance.

Water: We had not received comments from the Village Engineer, so the chair reached out to the Village.

On 5/18/23 at 4:00 PM the chair received an email with comments.

The PB closed the Public Hearing 62 days ago, so we need to make a decision.

Water issue- is between the Village and the Applicant- it is not our responsibility.

Chair suggested we approve the Sub-Division application with conditions, can't sign the Mylars until all the conditions have been met.

Chair read the Village engineers memo to the board.

Jackie White suggested approval with conditions from the DOH, Village engineer-Water, not sign Mylars until all conditions have been met.

Dave suggested also adding condition re: test pits.

The PB discussed approving with the conditions that had been discussed or not approving.

If conditional approval and if any significant changes are made applicant would have to come back to the PB for review.

Chair stated they do not have to start back at square one.

The PB decided to approve the Major Sub-Division with conditions.

**Motion:**

Motion to approve the Foothills Builders 35 lot major subdivision of tax map parcel 73-2-91 located on Main Street with the following conditions:

- 1) Additional test pits and infiltration tests shall be performed within the location of the proposed stormwater management practices prior to construction, the results of which will be presented to the Town designated engineer for review. Should the results of the tests require revisions to the plans, the revised plans will be resubmitted to the Town of Corinth Planning Board for further review.
- 2) Applicant to provide evidence that the Village of Corinth's engineer has approved the proposed water infrastructure for the subdivision prior to the final mylar being signed by the Planning Board Chairman. Should revisions to the subdivision plans be made based upon the Village engineer's review, the revised plan will be resubmitted to the Town of Corinth Planning Board for further review.
- 3) Applicant to provide evidence that the New York State Department of Health has provided approval for a Realty Subdivision prior to the final mylar being signed by the Planning Board Chairman. Should revisions to the subdivision plans be required based upon the NYS Department of Health review, the revised plans will be resubmitted to the Town of Corinth Planning Board for further review and approval.
- 4) It shall be the obligation of the property owner of Lot 33 to operate and maintain the "rain garden" stormwater management facility to be located on Lot 33. However, Applicant shall provide an easement over Lot 33 to the Town of Corinth allowing, but not obligating, the Town to access and maintain the "rain garden" stormwater management facility on Lot 33, which easement shall run with the land. The easement language is subject to Town Counsel review and approval.

made by Daren Potter, seconded by Dan Willis, All in favor- aye

**PB: Additional \$1300 escrow:** LAG asked for an additional \$1300 for the escrow-dated 12/21/22

Presentation to the Planning Board: Jennifer Michelle regarding pollinators

**Motion made to close the meeting at 7:10 PM by Melanie Denno, seconded by Daren.**

**All in favor- aye**

*Submitted by the PB Secretary Lynn Summers*