

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 18, 2024

Planning Board Members
Chair

David Barrass

Members

Dan Willis

Daren Potter

Joan Beckwith

Trish Santiago

Alternate: Kevin Cleveland

Planning Board Attorney

Jackie White

Planning Board Secretary

Lynn Summers

Chairman David Barrass called the meeting to order at 6:06-PM

1. Attendance: Roll Call

Members Present: Joan, Dave, Trish Santiago, Dan Willis

Absent: Darren Potter, Kevin Cleveland (Alternate)

Public Present: Kristin Darrah- Land Surveyor –

Stefanie Bitter- Attrny, Matthew Huntington,

Patrick Clothier, Thomas Miller,

Anthony Vaccarielli, Michael Bouchard

2. Previous Minutes 1-18-24:

Motion made by Joan Beckwith to approve the 1-18-24 minutes as presented and seconded by Dan Willis. All in favor- aye

3. Previous Minutes 3-21-24: Tabled: not a quorum of members present tonight that attended the 3-21-24 meeting.

4. FHB- Revised Lighting Plan – Review/Approve

Chair: FHB is requesting a revised lighting plan

Matt Huntington: Revised Lighting Plan- FHB had a lighting representative review the original lighting. They decided there are too many lights for the type of country neighborhood. The original lighting plan had 22 lights, the revised plan has 10 light.

Chair: during the original review it was discussed that the duplex residents need lights.

PB Discussion regarding lighting:

Some board members feel there should be lighting on the long stretch of road.

After the PB discussion was completed:

the PB asked FHB to have more lights added on the long stretch of Blackbear Rd.

Chairman: Asked Town council if there is a procedural process that we need to consider with the minor adjustment to the revised lighting plan. Council agreed that this is just a minor modification, not a material change that would require SEQR changes.

The PB asked the applicant to notify the Town Code Enforcement Officer (CEO) Albert Brooks of the revised lighting plan design modification.

Motion made to accept the modified lighting plan by Dave Barrass, seconded by Joan Beckwith with conditions:

1. one light addition on Blackbear street
 2. notifying the building inspector that the PB has no concerns with the modification of the addition of one light to the plan
 3. There are no material changes requiring any additional review related to Short Environmental Assessment Form (SEQR)
- All in favor – Aye

4. 47 Hack Rd- Phillips

2 Lot Sub-division application

TM# 87.-2-68

Represented by Kristin Darrah- Land Surveyor

This project was generated years ago by Jean Bradley.

Divide off 15 acres from the house lot

Chairman referred to Jim Martins (Zoning Administrator)

determination comments:

The use of Lot 2 should be determined if the building labeled on Lot 2 is an accessory building, then a primary use must be established on Lot 2.

The subdivision meets the requirements for the lot area and dimensional standards (yard setbacks, minimum lot size and road frontage) for single-family dwellings in the RR District.

The Hack Rd access is sufficient.

Town Council said we need the use for lot 2.

Kristin Darrah will contact Jim Martin.

Kristin Darrah will add the wetlands on the property and septic to the drawings.

PB scheduled the Public Hearing for May 16, 2024. The packet for the Public Hearing notices was provided to the land surveyor.

5. **Schuyler LLC-Major Sub-division – 4 Lot Dayton Drive/Rt9N**

TM# 73.-2-56

Represented by Stefanie Bitter

Property front is on Dayton Dr. and Rt 9N

Dividing into 4 Lots (53 Acres)

Lots 1, 2, 3 access off Dayton Dr. – common drive with one access point, public water and private septic. Lot 1 is 6 acres, lot 2 is 8 acres and lot 3 is 11 acres. The applicant intends to build either single or 2 family duplexes. The applicant had conversations with Jim Martin. Jim recommended completing the APA process first. The applicant has received the APA Permit and it has been filed.

Chairman: The Saratoga County Planning Board (SCPB) referral has been completed and sent to them for their 4/18/24 meeting.

We received today from the SCPB a form to be completed and returned to them regarding that this property is next to a Agriculture District parcel.

The application presented is for single family homes.

Jim Martins determination is for single family homes.

Applicant Anthony Vaccarielli stated that he is building 2 family homes. Chairman stated that 2 family homes are permitted in this zone.

Chairman stated that the Zoning map has been revised and accepted. The Town Board is aware of 2 parcels that need revisions. They are acting on them now.

This application was received after the Zoning Revisions were adopted.

The new Zoning map shows this parcel to be in the Resource Management zone. PB counsel stated that extensive notice was given.

Jim Martins Determination was based on the application received for single family homes in the RR Zone.

However, his footnote says: 1 The parcel is currently shown as being located within the Resource Management (RM) District. However, the Town board is actively in the process

of revising the Land Use Map to revise the district to the Rural Residential (RR) District. There are no known impediments to the revision. Therefore,

the determination is made under the assumption that the RR District will be the regulating land use district over the subject parcel.

Town Council advised the PB should not consider the parcel to be in the RR Zone until the Town Board completes it's action.

Applicant's attorney said they were not aware of the Zoning revisions. Their next step will be to work with the Town Board regarding the zoning.

Applicant's attorney asked when is the next Town Board meeting? Jackie White said in 3 weeks, 5/9/24.

PB Chairman told the applicant that the board needs a revised application showing duplex residences not single family residences.

1. There will be a discussion regarding the public water. The water is provided by the Village. There will be questions regarding who is going to do the billing.
2. Shared access driveway – maintenance agreements
3. The PB would like to run by council any new information.
4. Topic for discussion: Two family duplexes will create more traffic.

Applicant's counsel stated that they need to start with the Town Board regarding the Zoning revisions.

Motion made by Joan Beckwith to adjourn the meeting at 6:50 PM,
seconded by Trish Santiago.
All in favor – Aye

Submitted by the PB Secretary Lynn Summers