

Town of Corinth Planning Board

600 Palmer Avenue
Corinth, New York 12822
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Planning Board Meeting Minutes: June 20, 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 6:00-PM

1. Attendance: Roll Call

Members Present: Dave Barrass, Dan Willis, Joan Beckwith, Kevin Cleveland

Absent: Trish Santiago, Daren Potter

Chair: let the record show that the Alternate PB member Kevin Cleveland will be a voting member tonight

2. Previous Minutes 3-21-24:

Motion to accept the 3-21-24 minutes as presented made by Joan, seconded by Kevin. All in favor-aye

3. Previous Minutes 4-18-24 Review/Approve:

Motion to accept the 4-18-24 minutes as presented made by Dan, seconded by Joan. All in favor-aye

4. Previous Minutes 5-16-24 Review/Approve:

Motion to accept the 5-16-24 minutes as presented made by Kevin, seconded by Dan. All in favor – aye

Chairman Updates- we still have 3 projects open

1. Schuyler LLC – Dayton Dr.

Dayton Dr. Sub-Division – waiting for the Zoning corrections from The Town Board. The PB will review the changes tonight. As soon as the changes are finalized this project will be back on our Agenda.

2. Bradley- Hack Rd- 2 Lot Sub Division

Public Hearing is still open.

We are waiting for additional information from the applicant.
Zoning Administrator Det. – we need to know the use of the building on the lot

3. Laphatt Holdings- Main St –

Project is located in both the TOC and VOC

Proposed 6 Apt Buildings

TOC has a new Zoning Administrator – Matt Rogers –

- his Determination states that the applicant needs an Area Variance and Setback Variance from the TOC Zoning Board
- Apt Buildings with up to 4 units in each building need 1 acre per building- they are short on acreage

VOC- the project in the village also needs variances

The Village indicated that they would like the Town to take the Lead Agency roll.

5. TOC Zoning Law Revisions -

Local Law No. 4 of 2024 Repealing and Replacing Town of Corinth Town code Chapter 89-Land Use code and Land Use District Map. The PB needs to review the Local Law No 4 Town Code chapter 89 The Town Board updated and made changes, finalized that went into effect. They then discovered a couple of glitches, now have to complete the whole process over again including a Public Hearing. PB – needs to review the changes and provide recommendations to the Town Board.

Purpose of the Land Use Law update: is to clean up the property lines. Some parcels were divided in 2 zones.

The purpose was not to make any properties more restrictive, however 2 parcels that were changed from R2 to RM zone caused unfair restrictions. The 2 parcels were Dayton Dr. and Rt9N/Co Rt 10

Board Discussion

Pg 19- (89-13) Principal Buildings per Lot – changed to 1 principal use per lot

Pg 55- LED Signs – The old law did not include LED lights, the technology was not in place yet.

New Law- LED signs are only permitted on parcels with frontage on County Rt 24, Main St, and Rt 9N. LED signs are prohibited on all other parcels unless they were lawfully in place prior to enactment of the Chapter 89 of the town code.

Board Discussion re: LED Sign size restrictions

Not having any size requirements leaves the Town open for questions down the road.

Pgs. 98-101: covers penalties for LED Sign violations.

Report of the Planning Board on Local Law No. 4 of 2024

At the June 20, 2024 Planning Board meeting the Board reviewed the proposed Local Law No. 4 of 2024 repealing and replacing Town of Corinth Town Code Chapter 89- Land Use Code and Land Use District Map. The Board found the proposed law to be consistent with the intended purposes and a motion was enacted recommending that the Town Board adopt Local Law No.4, however, the Planning board recommends that size limitations be added to section 89-41 D.4 LED Signs.

David F. Barrass: Planning Board Chairman

PB Motion

A motion that the Planning Board finds that proposed Local Law No.4 of 2024 repealing and replacing Town of Corinth Town Code Chapter 89- Land Use Code and Land Use District Map to be consistent with the intended purposes and recommends that the Town Board adopt Local Law No.4, however, the Planning Board recommends that size limitations be added to section 89-41 D. LED Signs. made by Joan, seconded by Dan. All in favor-aye.

Motion made by Joan to adjourn the meeting at 6:45 PM, seconded by Dan.

All in favor – Aye

Submitted by the PB Secretary Lynn Summers