

TOWN OF CORINTH  
ZONING BOARD

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WILLIAM CLARKE  
Chair

William Clarke  
Mike Stanton  
Nicholas Denno  
Jennifer Michelle  
Jason Crowl

Jackie White, Esq. Zoning Board Attorney  
Lynn Summers -*Secretary*

**June 6, 2024**  
Meeting Minutes

Chairman Clarke called the meeting to order at 6:00 PM.

**Present:** Nicholas, Jennifer, William, Jackie White, Lynn Summers

**Absent:** Mike Stanton, Jason Crowl

**Public Attendance:** Kristin Darrah, Land Surveyor, Cory Ladd – applicant

**Chairman Clarke** – The Town has a new Zoning Administrator – Matt Rogers

**Previous Minutes 11/2/23:** Motion made to approve the 11/2/23 minutes as presented by Nicholas Denno seconded by Jennifer Michelle. All in favor- aye

**New Application**

**Use Variance – Automotive Repair Shop – Ladd, Cory**

**TM# 88.-1-29**

**Location: Wilton Mt Rd- 1.2 acres- Zoned RR**

**Kristin Darrah-Land Surveyor for the Ladd application**

- Constructed a larger garage – would like to use as a automotive repair garage business- Code of Enforcement inspection passed- Certificate of Occupancy issued
- Husband has agoraphobia and panic disorder that renders him from leaving the house.
- Access point – from Wilton Mt road

**Board Discussion**

- Use Variance runs with the land not the individual (reasonable return, hardship unique, not alter the character of neighborhood, not self-created)
- ZBA needs to complete the standard balance test, weigh the benefit
- Criteria that has to be met for a Use Variance: 4 Points

1. What is the financial return from the property in question for each use as allowed in the land use district in which the property is located?
  2. Is the alleged hardship relating to the property in question (Yes or No) unique and does it apply to a substantial portion of the district or neighborhood?
  3. Will the Use Variance, if granted, alter the essential character of the neighborhood? (yes or no)
  4. Is the alleged hardship self-created? (yes or no)
- Questions from the board:
    - Disposal of the oil?
      - Applicant: will be a registered, certified garage with the State, will follow the state regulations
      - Regular operation hours: 8:00am to 5:00pm or 9:00am to 5:00pm
    - Question:
      - Number of vehicles per week?
      - Applicant did not answer
      - Revenue?
      - Applicant does not know what it would be

**Board explained to the applicant:**

Use Variance has a criteria that has to be followed- 4 points that were discussed  
 The applicant needs to provide additional information

**County Planning Board (SCPB)**

**TOC Area Variance Waiver Agreement**

Agreement: TOC Zoning Board of Appeals can waive SCPB referrals for small scale local Area Variance projects for single family and Two family to the county planning board. This is more Efficient for the applicants.

Motion made by Jennifer Michelle, seconded by Nicholas Denno to approve the Saratoga County Planning Board Area Variance Waiver Agreement for zoning referrals subject to Town Council and ZBA Chairman final approval of the agreement and authorize the ZBA Chair to sign the agreement. All in favor - aye

Motion to adjourn at 6:35 PM made by Nicholas, seconded by Jennifer.

All in favor- aye

Submitted by Secretary – Lynn Summers