

TOWN OF CORINTH
ZONING BOARD

600 Palmer Avenue
Corinth, New York 12822
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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*

August 1, 2024
Meeting Minutes

Chairman Clarke called the meeting to order at 6:05 PM.

Present: Nicholas, Jennifer, William, Mike Stanton, Town Council Mary Elizabeth Kissane, Lynn Summers

Absent: Jason Crowl

Public Attendance: David DeVall-Attorney for Ladd Application, Cory Ladd, Cheri Bovee, Elias Wright, Matt Steves- Laphatt Holdings, LLC Application

Previous Minutes 6/6/24: Motion made to approve the 6/6/24 minutes as presented by Nicholas Denno seconded by Jennifer Michelle. All in favor- aye

Previous Business

Use Variance – Automotive Repair Shop – Ladd, Cory

**Submitted an updated application – Represented by Attorney David DeVall
TM# 88.-1-29**

Location: Wilton Mt Rd- 1.2 acres- Zoned RR

- Presentation: Built 3 stall garage – COC Certified
 - Would like to have Auto Repair Business
 - Not much difference to the community
 - Bought as a foreclosure- closed- they did not have anyone to represent them when purchasing the property
 - Paid \$30,000 for the property and have invested another \$75,000 In the property
 - Attorney referred to the Criteria questions 1 through 4
 - There will be no signage, no floodlights
 - Operation hours will be 9:00am to 5:00PM
 - The location is within 1 or 2 miles of the same type of business- pre-existing
 - Very low rate of return

- Applicant did not know the zoning of the property at the time
- Applicant provided a recap of the purchase price and amount invested after purchase and the Net Annual Net profit of 3%

Board Discussion:

- Regarding the rate of return of 3%
- Character of the neighborhood

Public Hearing scheduled for 9/5/24

Zoning Secretary provided the Public Hearing Mailing Labels and the notices to the applicant's lawyer to mail by Certified Return Receipt.

New Area Variance Application

TM# 73.52-1-44

Laphatt Holdings LLC

511 Main St

Construct Five- 4 unit apartment buildings

Presentation by Matt Steves- Surveyor and owner of Laphatt Holdings, LLC

- Commercial building on the property- the Town of Corinth and Village of Corinth line runs through the building
- The only change to the original plans is the buildings have been moved back

Board Discussion:

Map question

Public Question – member of the public asked a question

Zoning Chair stated that this is not a Public Hearing tonight, you can ask questions at the Public Hearing

Motion made to make the Planning Board lead agency by William Clarke, Seconded by Mike Stanton, All in favor- aye

Public Hearing scheduled for 9/5/24

Board discussion:

- Regarding the extra structure on the property that is on the TOC and VOC line
- 2 variances are needed

Motion made by Mike Stanton, seconded by Jennifer Michelle to appoint Nicholas Denno the Vice Chair. All in favor- aye

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

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

All in favor- aye

Submitted by Secretary – Lynn Summers