

TOWN OF CORINTH  
ZONING BOARD

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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*

**September 5, 2024**  
Meeting Minutes

Vice Chairman- Nicholas Denno called the meeting to order at 6:10 PM.  
Chairman William Clarke was absent.

**Present:** Nicholas, Jennifer, Mike Stanton, Jason Crowl , Town Council Jackie White, Lynn Summers- ZBA Secretary

**Absent:** William Clarke

**Public Attendance:** Ryan and Matt Gabryshak- Applicant, Matt Steves-Applicant, David DeVall – Attorney representing Ladd Application, Cory Ladd- Applicant,

**Previous Minutes 8/1/24 –**

Motion made to approve the 8/1/24 minutes as presented by Jennifer Michelle, seconded by Mike Stanton. All in favor- aye

**Previous Business**

**Public Hearing:**

**Use Variance Application – 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 by Attorney DeVall: 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- No Attorney
  - 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-lighting
  - 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%

**Vice Chairman opened the Public Hearing: at 6:13PM for the Ladd Use Variance Application**

The Vice Chairman stated the Public Hearing rules.

Public Comments

Public speakers: Ann & Ed Wright, Amy Polmateer, Pat Clothier, Pam Thomas

- Support the business
- No complaints with the Ladd’s as neighbors
- Worried about the ground water runoff – property is below the Ladd’s , oil disposal – Attorney DeVall replied that the business will follow the NYS Laws – the oil cannot be discharged
- Hours of operation is a concern
- Noise is a concern
- Busy road – traffic is a concern
- Vehicles running the stop sign at the end of the Wilton Mt Rd
- They are already conducting business
- Pat Clothier read his letter in to the record

263 Wilton Mountain Road Zoning Concerns

P Clothier

Wed 8/28/24 1:03PM

I have some serious concerns about the land use zoning variance application at 263 Wilton Mountain Road. Over the past years I have lodged multiple formal complaints with the building department against the applicant for running an “illegal” business and for the numerous unregistered vehicles stored on the property.

My first concern is safety, the intersection is dangerous enough without having business traffic entering and exiting the property. This was my grandparents’ house, and I am very familiar with the perils of trying to get in and out of the driveway safely with extremely limited visibility. Wilton Mountain Road is probably the busiest road that Corinth DPW maintains.

The second issue is that a diesel repair shop clearly does not fit the neighborhood. It is not a commercial area. There are no other businesses on that end of town currently. This will impact the quality of life for the neighbors by increasing traffic and noise.

Third, the property is zoned rural residential for a reason. The town board has spent years researching and reviewing zoning laws that were updated and passed earlier this year. Finally, I do not want to prevent anyone from making a living however, this is not a location for any type of business. Just because you do not hang a sign out front, doesn’t mean that you’re not running a business. It is clearly not in the best interest of the town to approve this zoning variance. I also want to make it clear that this is not the opinions of the Town Council, this is simply a concerned citizen and neighbor.

Thank you

Corinth Town Councilman – Patrick Clothier (518)-361-9093

## **No More Public Comments**

### **Vice Chairman:**

We will be leaving the Public Hearing Open – the board will act on the Ladd application at the October Meeting

### **New Area Variance Application – Town of Corinth (TOC) accepted Lead**

#### **Agency- Coordinated Review**

**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

Zoning Administrator – Matt Rogers – no setback variance is need for 2 of the buildings, 1 building needs a setback variance

### **Vice Chairman opened the Public Hearing at 6:30PM**

- Public Speakers: Louise Kirkpatrick, Peter Nicolaysen, Jim Mirray, Lorna Maffre, Joe Chicorie, Martin Schmitt, Stefan Rowanski, Jennifer Keitzman, David Kircher, Kelly Peris, Louise Carney, Cheri Bovee, Tony Peris
- Public Comments/Concerns
- Don't need more apartment buildings
- Need single family homes
- Against apartment buildings
- Apartment buildings decreases property value
- Noise & Cell Tower going in next to the property
- Need a tree barrier on Sycamore
- 22 Beech St – opposes the apartments
- New stop signs on Main St has right near the entrance to the apartment buildings
- Concern with the water runoff & traffic – low-income housing?
- 5 buildings are too many
- Fire safety, EMS vehicles concern- safety concerns, concerned for the neighborhood
- School dismissal - Walkers – risk increase
- Live next to the existing apartment buildings- cleaning up garbage from the apartments now, this will border our property also- garbage concern, people trespassing on our property concern
- Vision for Corinth- keep as a rural community, no more apartments, look at the vision for Corinth

- Brick Apartments there, trouble with bonfires, drinking
- Build Sr. Apartments instead
- Main St resident- traffic concern with the new stop signs at the end of Eggleston St.

No More Public Comments

SEQR Review – needs to be completed first before a decision can be made by the Zoning Board. TOC Planning Board (PB) is the Lead Agency- they need to complete the SEQR review first.

Lead Agency notices were mailed. The Village of Corinth (VOC) PB and ZBA have 30 days to respond

Matt Steves- Laphatt Holding LLC – applicant

- Will build privacy fence
- The buildings will be Town House design buildings
- Parking – 40 parking spots for the 20 units
- Taxes- paying full taxes – not section 8 housing
- Not an absent landlord
- Planting more green space than is required
- One building will straddle the Village of Corinth and Town of Corinth line- where there is already a building.

No more comments

Public Hearing was left open- need the PB SEQR review completed first.

**5) New Application- Area Variance- Gabryshak: TM# 74.-1-57.114**

**36 Wall St**

[Zoning Administrator Det. – emailed to Matt R on 8/8/24](#)

Matt Gabryshak- Applicant – presentation for his son Ryan

The property has wetlands

Miss communication regarding the setback line

Asking for the front line variance for the front of the house.

Referred to the photos provided with the application.

Zoning Board – no questions

Public Hearing scheduled for the 10/3/24 Zoning Board meeting.

Public Hearing mailing labels and notices provided to the applicant.

Motion to adjourn at 7:15PM made by Jennifer, seconded by Mike.

All in favor- aye

Submitted by Secretary – Lynn Summers