

**TOWN OF CORINTH  
ZONING BOARD OF APPEALS  
600 PALMER AVENUE  
CORINTH, NEW YORK 12822  
518 654-9232 EXT 5  
FRED C. MANN JR.  
ADMINISTRATOR**

*March 1, 2007  
Zoning Board of Appeals Minutes*

*A meeting of the Corinth Zoning Board of Appeals was held on Thursday March 1, 2007 at 7:00 P.M. by Chairman Bill Clarke.*

*Present: X Sigrid Koch, X Christopher Ross, X Bill Clarke, X Glen Tearno, X Philip Giordano X Jeffrey Fedor, X Attorney Pozefsky, X Fred Mann, X Linda Hamm Secretary*

*Public: Mr. Lance Gregory, Mr. Brent Witherall, Mrs. Arleen Springer, Mr. Francis Nichols, and Mr. Edwin Eggleston*

*A motion was made to accept the minutes for February 1, 2007 by Chris Ross and seconded by Glen Tearno. A roll call vote was taken.*

*X Sigrid Koch X Chris Ross X Bill Clarke X Glen Tearno X Philip Giordano*

*5 AYES     0 NAYS*

*Mr. Lance Gregory is here for a use variance to build a hunting camp on his jointly owned property on Davignon Road. Chairman Clarke asks Mr. Gregory to describe what it is exactly he wants to do. We all ready have a 20x20 cabin and it's not quite big enough when you get families in there. So I wanted to build another cabin farther back in on the property for my self and son and daughter to hunt. Chairman Clarke asks if there is any objection to the board members going up to the property to do a visual? Mr. Gregory stated that the board members could go up any time and walk the property. Mr. Tearno asks Mr. Gregory about the proposed cabins location that shows on the map provided with his application and different markers. Mr. Gregory stated the previous owner started piers and it looked as though it was on or past the line, so they had it surveyed. Mr. Giordano asks Mr. Gregory if all the names on the application are on the land deed? Yes they are answered Mr. Gregory. Chairman*

*Clarke states to the secretary to put Mr. Gregory on the April calendar for a public hearing. Mr. Gregory was given a list of neighbors within 500 feet of his property that needed to be notified of said public hearing to be held on April 1, 2007 along with his letter of explanation. The secretary told Mr. Gregory that the letters needed to be mailed out certificate receipt, and the cards signed returned to her before the next meeting. Mr. Tearn asked Mr. Gregory one more question, is there a reason you need an additional camp or couldn't you add on to the existing one? Yes, as I stated there are three families that went in on this and the one 20x20 cabin is not large enough to hold everyone. We felt it would be easier to build another cabin, as we would probably bring in guest as well. Thank You.*

*Chairman Clarke asks if we are sure this is a use variance. he thought it would be an area variance. Attorney Pozefsky states you have a pre existing non- - conforming use, that camp has been there for a long time. That pre dates zoning, so that's permissible. You're in the low intensity zone, which permits the hunting, fishing camp, but it has to be on 3.2 acres or more. So there isn't enough land for another cabin in the zoning rules. You need a variance for another cabin on less than 3.2 acres. I don't believe that if they go in and subdivide the property and make two substandard lots, the Adirondack Park will not permit the second or third cabin.*

*Chairman Clarke addresses the secretary in regard to Mrs. Springer not being on the agenda. No, I didn't receive an application or fee paid in the fifteen-day requirement for tonight's agenda. Mrs. Springer stated that's right; she did not have the application and fee into the Zoning Board Secretary in time. Mrs. Springer states she respects that because Linda told her she needed the application and fee to her fifteen- (15) day's prior. However Mrs. Springer states she has a few questions for Mr. Mann in helping me to prepare for next month. This will just require a yes or no answer. Does Mr. Eggleston have a letter of determination from the Adirondack Park Agency? Yes, the letter of determination is all that the Building Department requires. Then he has no letter of determination, yes he has. Mrs. Springer stated she talked with the Adirondack Park and they state they have no record of a letter of determination. I also have the letter, that you received this morning from the APA addressed to you in regard to the Eggleston project. Mrs. Springer states her second question is, prior to issuing a building permit, was they're a missing violation against Edward Eggleston property? The trailer was there, yes it was. Chairman Clarke states then we will pick this up next month? Mrs. Springer states yes, I'll be here.*

*Chairman Clarke asks the board members if there is anything else? Sigrid Koch states that looking through the zoning book, you would think that in an area like we have here there would be something about property for small camps that are seasonal. There is nothing here at all. There is something about acreage, which is 3.2. Acres in that low intensity area. Fred states that in the zoning book it shows that hunting and small camps require 3.2 acres and Mr. Gregory and owners have 4.74 acres. Chairman Clarke states we can always recommend changes to the law in order to accommodate small hunting and fishing cabins to the Town Board. Chairman Clarke addresses Attorney Pozefsky asking if he will be working on this. Attorney*

*Pozefsky states yes, and I will be contacting the Adirondack Park and the L.A. Group as well. Is there anything else from the Board members?*

*A motion was made to adjourn the meeting by Glen Tearno and seconded by Chris Ross.*

*A roll call vote was taken.*

*X Sigrid Koch, X Chris Ross, X Bill Clarke, X Glen Tearno, X Philip Giordano*

*5 AYS   0 NAYS*

*This meeting is adjourned at 7:22 P.M. and our next meeting will be held on April 1, 2007 at 7:00 P.M.*

*Respectfully,*

*Bill Clarke*  
*Chairman*