

Town of Corinth Planning Board

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**Planning Board Meeting Minutes:
November 20, 2025**

Chair: David Barrass

Town Attorney: Jackie White

Members:

Planning Board Secretary: Lynn Summers

- Dan Willis
- Joan Beckwith
- Kevin Cleveland
- Nicholas Denno
- Bill Duell (Alternate)

Chairman Barrass called the meeting to order at 6:00 PM

Attendance: Board Members Present:

Dave Barrass, Dan Willis, Joan Beckwith, Bill Duell (Alternate), Nicholas Denno

Board Members Absent: Kevin Cleveland

Town Attorney Present: Jackie White

Public Present: Hyde Clark, Bill Biscone, Steve Matthews

Previous Minutes: 9-18-25 Motion made to approve the 9-18-25 minutes as presented by Nicholas Denno, seconded by Dan Willis. All in favor- aye

Pre Application Conference

Boulder Pt. Co Rt. 24 (PB-2025-0010)

Solar Farm

TM# 74.-2-11.1, 74.-2-6.11, 74.-2-7.2, 74.-2-5

Brief introduction provided by the Attorney Hyde Clark

25 Mega Watts Solar Project is proposed.
The property is located in the Solar Overlay District.
Use allowed under the Zone
International Paper owns the property and will still own some parcels
Pump station and wells are on one parcel

Chairman: referred to comments made when the Land Use Law regarding Solar Projects was created that National Grid does not have the capacity for more large projects.
What has changed?

Applicant Bill Biscone- replied that they will be using the Spier Fall Lines, which is a different sub- station.

Chairman: The Zoning Administrator Determination states that this project does not meet the Boundary Line Adjustment (BLA) Law. It will be considered a 2 Lot Sub-division or a 3 lot subdivision if the triangular parcel is created.

Applicants Attorney referred to drawing C1A- which shows an existing Boundary Line.
They will need a pre-liminary sub division approval before they can proceed with negotiations with International Paper for purchase of the property.

Planning Board Members Discussion

- If they create the triangle parcel they will need to meet the minimum lot size requirements for industrial Zone and it will be considered a minor 3 lot subdivision.
- After subdivision approval they would proceed with Site Plan Review
- Need the map to show the outline of the property affected by Solar the solar project.
The property is ownership of the International Paper (IP) therefore we need a representation form signed by the IP
- SCPB Referral -Property is located within 500 ft of the Village of Corinth line, County Line -Warren Co and on a Saratoga County Highway.
- Application has been referred to the Saratoga County Planning Board (SCPB) for determination
- Public Hearing is required as part of a Minor Sub-division
- SEQR will need to be completed.

Potential Public Hearing Issues- Public concern- wildlife

Motion to close the meeting at 6:40 PM made by Nicholas, seconded by Joan.
All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.