

Town of Corinth Planning Board

600 Palmer Avenue
Corinth, New York 12822
Phone: 518-654-9232 ext. 6
Fax: 518-654-7751

**Planning Board Meeting Minutes:
January 15, 2026**

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
The Planning Board (PB) was sworn in by the Town Clerk prior to opening the meeting.
The PB appointed Nicholas Denno as Deputy Chairman.

Attendance: Board Members Present:

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

Town Attorney Present: Glen Bruening

Public Present:

Tari Walts, Kristin Darrah, Steven Matthews, Bill Biscone, Hyde Clark, Matthew Wosy, Lori Lambert, John Lambert, Douglas Aaron, Charlene Aaron, Leah Amyot, Rich VonAhn

Previous Minutes Review/Approve 12-18-25 – the 12-18-25 minutes were tabled to the next Planning Board meeting

Public Hearing: Minor Sub-division- 3 Lots (PB-2025-0009)

178 and 216 Miner Rd.

Zone RR

Richard VonHahn

Zoning Determination- Matt Rogers

Applicant provided the Certified Mail receipts for the Public Hearing Notices.

Matt Webster represented the applicant.

3 lot subdivision – the subdivision is compliant with the zoning.

Zoning Administrator – Matt Rogers- determination stated that it is compliant with the RR Zone

Short Environmental Assessment was completed at the last PB Meeting.

PB Secretary read the Public Hearing Notice in to the record.

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Planning Board

***** NOTICE OF PUBLIC HEARING *****

In Person at the Town Hall

Planning Board Meeting Date: January 15, 2026 Time: 6:00 PM

For the Following Proposed Project: Sub-Division – 3 Lot

Location: 178 and 216 Miner Rd

Tax Map # 98.-1-42

Description: Sub-divide 31.83 acres

**** THIS NOTICE IS GIVEN IN ORDER THAT YOU AS OWNER OF PROPERTY IN THE IMMEDIATE VICINITY THAT MAY BE AFFECTED MAY APPEAR AT SAID HEARING AND BE HEARD WITH RESPECT THERETO.****

Applications are available for review at the Planning Office located at 600 Palmer Avenue Corinth, N.Y., Monday-Thursday 8:00 am -12:00 pm and Wednesday & Thursday 12:00p.m. – 4:00Pp.m.

Town Hall is closed on Friday

Public Hearing opened at 6:05 PM

Applicant provided the Certified Mail Receipts for the Public Hearing Notices.

Public Comments: None

Motion made to close the Public Hearing made by Joan Beckwith, seconded by Nicholas Denno. All in favor-aye

Motion made by Dan Willis, seconded by Nicholas Denno to approve the 3 Lot Subdivision. All in favor-aye

Applicant needs to provide 2 mylars and 2 paper prints to the town for stamp and signature. Applicant has 62 days to file 1 mylar and 1 paper copy to the Saratoga County Clerk's office.

Public Hearing: Minor Sub-division – 3 Lots (PB-2025-0008)

4710 Co Rt 9N

Zone R2

Patricia LeClair

Zoning Determination-Matt Rogers

Applicant provided the Certified Mail receipts for the Public Hearing Notices.

Planning Board (PB) 12-18-25 Pre-liminary review. Applicant provided a description of the Sub Division.

Applicant provided the revised drawing from the surveyor, Zoning table now shows the zone as R2 and the location of the well on lot 3.

Saratoga County Planning Board (SCPB) Determination stated that there is no significant countywide impact.

The Short Environmental Assessment form Part 1 was completed by the applicant.

The PB completed the Short Environmental Assessment Form Part 2&3 were completed by the PB at the 12-18-25 meeting.

Public Hearing Notice was read in to the record by the PB Secretary.

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Planning Board

***** NOTICE OF PUBLIC HEARING *****

In Person at the Town Hall

Planning Board Meeting Date: January 15, 2026 Time: 6:00 PM

For the Following Proposed Project: Sub-Division – 3 Lot

Location: 4710 Rt 9N

Tax Map # 86.-1-54

Description: Sub-divide a 26.80 acres

** THIS NOTICE IS GIVEN IN ORDER THAT YOU AS OWNER OF PROPERTY IN THE IMMEDIATE VICINITY THAT MAY BE AFFECTED MAY APPEAR AT SAID HEARING AND BE HEARD WITH RESPECT THERETO.**

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Town Hall is closed on Friday

Public Hearing opened at 6:15PM.

Public Comments:

What is being built on the lots? Applicant Tari Walts- no plans at this time.

Chairman – the subdivision is creating 2 vacant lots which meets the zoning requirements.

No more public comments.

Motion made by Joan, seconded by Dan to close the public hearing. All in favor- aye

Motion made by Dan, seconded by Nick to approve the Minor Subdivision-3 Lot. All in favor- aye

Applicant needs to provide 2 mylars and 2 paper prints to be stamped and signed by the PB Chair.

Applicant keeps 1 each stamped and signed to file with the Saratoga County (SC) Clerks office.

New Application: BLA – (PB-2025-0013)

Jeffrey and Diane Lawrence

KW Equestrian Enterprises, LLC

102 Co Rt 10

Applicant represented by Kristin Darrah, Land Surveyor.

Surveyor did not find any markers or evidence of the lines and the deeds did not contain enough information to determine the boundary locations. In the surveyor’s opinion the Lawrences are occupying more property than they own. They will be entering into agreements with the adjoining owners to establish the line locations and are proposing a Boundary Line Adjustment(BLA).

The BLA will clean up the lines and put everyone’s improvements on their own parcel. The property is located in the Adirondack Park and a Jurisdictional Determination Form was sent to the Adirondack Park Agency (APA).

Chairman- This situation is not uncommon. The deeds were written many years ago probably by the owners, no surveyor can certify the lines. The owners agree to settle on the lines. This action is not creating a new lot and is improving a pre-existing non-conforming situation.

Board – no questions.

Motion made by Joan, seconded by Nick to approve the BLA as non-jurisdictional. All in favor- aye

Applicant needs to provide 2 mylars and 2 paper prints to be stamped and signed.

Applicant keeps 1 each stamped and signed to file with the Saratoga County (SC) Clerks office.

Application-Minor Sub-Division (PB-2025-0010)

Boulder Pt. Co Rt 24

Zoning: Industrial

Zoning Determination dated: 12-12-25

Chairman:

We will approach this as one project with two actions

- 1) Subdivision
- 2) Site Plan Review – Solar Farm

Complete one Full Environmental Assessment and one Public Hearing for the two applications, both projects.

Board Members – had no objections

Applicant's Engineer provided a revised Plan.

The Board heard a presentation from the engineer on the proposed subdivision plat and the proposed site plan for the solar project. The Board considered the project attributes and the environmental impacts of the project.

Zoning Administrator Matt Rogers had asked for additional information:

1. Metes and bounds for proposed lots and easements.
2. More clearly depict permanent access easement.
3. Depict Heath Brook and other natural features if required by the Planning Board.
4. Depict existing landfill areas, utilities, access drives, monuments, and storm drainage elements.
5. Confirm locations of all existing structures and utilities on TM# 74.-2-5 relative to proposed property lines
6. Show zoning district boundaries relative to proposed property lines
7. SEAF Part 1 for the subdivision only
8. Survey's stamp and signature on final plat

The applicant's revised plan has satisfied the required additional information.

SCPb- the application was referred to the SCPb for review.

SCPb asked for the same additional information as the Zoning Administrator requested.

The additional information will be provided to the SCPb to review at their next meeting.

New Application: Site Plan Review (PB-2025-0012)

Boulder Pt

Co Rt 24

Presentation by Steve Matthews

Storm Water – SWPPP Plan is being prepared.

PB asked the applicant to add an access gate on County Rt. 24, 30 ft. in and add boulders

Decommission Plan goes to the Town Board first before the PB approval.

Pilot Program- Applicant said they are doing the Pilot Program

The PB discussed the Pilot Program

Applicant: the public can sign up for a 9% reduction on their electric bill

Fire/Emergency Services should review the plans.

Endangered Species plan indicates that tree clearing will be performed between November 1 and April 14.

The PB reviewed Zoning Admin Matt Rogers preliminary review of the supplemental application materials.

Board questions/comments:

Can the nearby residences see the Solar Panels? – Applicant replied no.

Make a condition of the approval to keep the tree line as a buffer for the line of site from the residences.

Construction traffic access will be from Co Rt 24.

Long Form SEQRA

The board is not prepared to complete the SEQRA at tonight's meeting- the board needs the SCPb Determination and Matt Rogers Determination before completing the SEQRA. Will be done at the next PB meeting.

Public Hearing scheduled for 2-19-26.

Motion to close the meeting 8:15 PM made by Joan, seconded by Nicholas.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.