

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:
December 18, 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: Mary Elizabeth Kissane

Public Present:

Tari Walts, Kristin Darrah, Steven Matthews, Bill Biscone, Hyde Clark, Matthew Wosy, Andrew, Smith, Kathleen Smith

Previous Minutes: 11-20-25 Motion made to approve the 11-20-25 minutes as presented by Joan Beckwith, seconded by Nicholas Denno. All in favor- aye

New Application: Minor Sub-division- 3 Lot : TM# 98.-1-42

PB-2025-0009

178 and 216 Miner Rd

Zone RR: Rural Residential – application is in compliance with the RR Zone requirements

Richard VonHahn

Zoning Determination-Matt Rogers dated 12-12-25 and revised on 12-17-25

Applicant seeks minor subdivision approval to create two new lots, resulting in three total lots, from the parcel on Minor Rd between 178 and 216

Zoning Administrator Determination:

Missing submission items: sewer, gas, water, well

Submitted plat does not include all required content for a minor subdivision

Chairman:

- Water, septic and drainage are not required at this time. Applicant is not building at this time.
- The map scale needs to be corrected
- There should be a date on the drawings
- Short Short Environmental Assessment Form (SEQR) Pt 1 completed by the applicant

The Planning Board completed the Short Environmental Assessment Form (SEQR) Part 2&3 with the Town Attorney reading the questions to the board.

Completed SEQR Determination:

Motion made by Nicholas Denno and seconded by Joan Beckwith to declare a negative declaration that the proposed action will not result in any significant adverse environmental impacts.

All in favor – aye

Public Hearing is scheduled for 1-15-26, the public hearing notices and mailing labels with instructions was provided to the applicant at this meeting.

New Application: Sub-Division Minor: TM# 86.-1-54 & 86.-1-25.11

PB-2025-0008

4710 Co Rt 9N

Zone R2

LeClair, Patricia

SCPb Det- emailed to the County on 12-4-25

Zoning Administrator Det- Matt Rogers- Dated 12-12-25

Tari said they are subdividing the property with her sister and Tari.

Applicant seeks minor subdivision approval to create two new lots, resulting three total lots, from the parcel at 4710 Rt. 9N (TM# 86.-1-54). Proposal also includes a 0.13 acre conveyance from this parcel to the abutting parcel at 4692 Rt. 9N (TM# 86.-1-25.11) through a lot line adjustment.

Chairman: there is no indication of the well location. Tari responded that the well is inside the house.

Zoning Administrator Determination:

- All three lots comply with the R2 Zone.
- Zoning Table correction on plat (change to R2 district). The surveyor needs to make this change.
- Confirm the location of the well that serves Parcel 86-1-25.11.

Short Environmental Assessment Form (SEQR) Pt 2 & 3 completed with the Town Attorney reading the questions to the Planning Board (PB).

Motion made by Kevin Cleveland and seconded by Bill Duell to declare a negative declaration that the proposed action will not result in any significant adverse environmental impacts.

All in favor – aye

Public Hearing scheduled for 1-15-26. The Public Hearing packet of information with the Public Hearing Notice, mailing labels and instructions were provided to the applicant at the meeting.

New Application-Minor Sub-Division

PB-2025-0010

Boulder Pt.

Co Rt 24

Zoning: Industrial

Zoning Determination dated: 12-12-25

SCPb Det: emailed to the county on 12-4-26 for the SCPb meeting on 12-18-25

Planning Board did a pre-application review of the application at the 11-20-25 meeting
Minor Subdivision – the lands of Boulder Pt and the IP

The applicant seeks approval to combine and reconfigure five existing parcels in to 2 lots, a 63.35 acre lot to be retained by International Paper Company and a 152.94 acre lot transferred to Boulder Pt Properties LLC.

Received response from SCPb that subdivision plat was incomplete and they declined to place it on their 12-18-25 meeting agenda.

The PB identified deficiencies with the application and determined it to be incomplete.

Subdivision Plan is missing-

Plat Requirements:

- Major public or private improvements planned for future construction
- Existing and proposed property lines easements, dimensions, bearings/azimuth data
- Storm drainage plan
- Need revised plat clearly depicting the existing landfill, access roads, utilities, easements, monuments/rebar, metes and bounds, and storm drainage elements.
- Stamp and signature will be required for final plat.
- The existing and new lines need to be on the same sheet.
- We need the existing parcels, the parcels being eliminated.
- Need to show the utility piping on the map, show all the utilities and structures
- Need to know the Solar usage
- Show the zoning district boundaries relative to proposed property lines
- Need the Surveys stamp and signature on final plat

Site Access:

The parcel to be retained by International Paper Company appears to have no street frontage. Sheet c-2B shows a proposed 30ft wide access easement, but it lacks metes and bounds, is not accompanied by a legal description, and is not clearly depicted (line weights vary).

The applicant should depict a permanent access easement with bearings and distances and monuments set

SEQR- Subdivision- Complete the short SEQR

Site Plan Review – complete the long SEQR

Public Hearing

A discussion was held regarding combining the Subdivision Application and the Site Plan Review application in to one Public Hearing

New Application – Minor Subdivision TM# 46.-1-39.13

Andrew and Kathleen Smith

Rt 9N Zoned R2

SCPB Determination will be required

PB- 2025-0011

Kristin Darrah- Land Surveyor representing the applicant presented a map showing a 2 lot subdivision with a Shared driveway and a flag lot.

Mr. Smith stated that APA approval is pending

- An agreement regarding permitted density has been reached with the adjoining First Baptist Church (has 2 buildings)
- There are APA Wetlands and a buffer area on the property
- APA has requested future plans for a house on the front lot
- APA has requested water and septic plans
- APA has requested driveway design and location details

Chairman – the driveway will be steep, prefer to see what the APA says regarding the driveway grade

NYSDOT driveway permit will be required

Applicant needs to come back after they have the APA Determination and the NYSDOT comments

Motion to close the meeting 7:30 PM made by Joan, seconded by Nicholas.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.