

Town of Corinth Planning Board

600 Palmer Avenue
Corinth, New York 12822
Phone: 518-654-9232 ext. 6
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**Planning Board Meeting Minutes:
February 19, 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

Attendance: Board Members Present:

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

Board Member Absent: Nicholas Denno

Town Attorney Present: Glen Bruening

Note for the record:

Alternate Planning Board (PB) member Bill Duell will be a full voting member tonight replacing Nicholas Denno.

Public Present:

Steven Matthews, Bill Biscone, Hyde Clark, Robert P, Nick Sumner, Jeffrey Sumner, Mike Minnolera, Jason Petovitch, Jennifer Kietzman, Kristin Lyng, John Lyng

Previous Minutes Review/Approve 12-18-25:

Motion made to approve the 12-18-26 Planning Board Minutes as presented by Kevin Cleveland, seconded by Joan Beckwith. All in favor- aye

Previous Minutes Review/Approve 1-15-26:

Motion made to approve the 1-15-26 Planning Board Minutes as presented by Kevin Cleveland, seconded by Dan Willis. All in favor- aye

Public Hearing: Boulder Pt. Minor Sub-division and Site Plan Review

PB Chair: This application will require 2 actions- involving 216 acres

The applicant is merging 5 existing parcels owned by International paper and re-subdividing it into 2 Lots. Lot 1 being 63 acres including two existing landfills which will be retained by International Paper and Lot 2 being 153 acres to be conveyed to the applicant. This action requires PB subdivision approval. Also the applicant is proposing to construct a community solar facility on Lot 2. This action requires PB Site Plan approval,

Presentation by: Applicants engineer Steve Matthews

- Access Road – will use the existing access of Co Rt 24
- Panels will be 100 ft. off the lot lines
- Wetlands involved- applicant has DEC non jurisdiction determination
- Environmental- species involved-Bats, Monarch Butterflies- so the restriction is that the trees can't be cleared from 4/14 and 10/30

Public Hearing Notice: PB secretary read into 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: February 19, 2026 Time: 6:00 PM

For the Following Proposed Project:

Minor Sub-Division – 2 Lot and Site Plan Review Solar Farm

Location: Co RT 24

Tax Map # 74.-2-11.1, 74.-2-6.11, 74.-2-7.2, 74.-2-6.12

Description: The Sub Division includes subdivision and a lot combination.

Site Plan Review proposes to construct a 25 MW DC/35 MW AC community solar facility off County RT 24

**** 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
PB secretary received the Public Hearing Notice Certified Mail receipts from the applicant at the PB 2-19-26 meeting.
Public Hearing opened at 6:08PM.

Public Comments:

- Not a good location for Solar Panels- not enough sunlight and steep and rocky conditions.
- What is the purpose of 5 separate units?
- Is the Sub-division and Site Plan applications the only applications being submitted?
- Endangered species will be threatened
- The PB should require on site review of the wildlife and plants on the property
- Would like clarification of the number of acres that the wood is being cleared.
- Fencing- should be wildlife friendly fencing
- There should be sufficient buffer between the river and the solar panels so not to further contamination of the river
- Conduct a visual impact study for the Pine St residents
- Community Solar Project- there is no benefit to the public

Applicant and Board Responses:

- Applicant: Regarding the 5 converters: this is a specific program offered by New York State (NYS), not to go over 25MW. So 1 – 5 MW per each lease area.
- Board: As part of Site Plan Review: the PB reviews the design and how the drainage impacts the surrounding property
- Board: he Town of Corinth has an engineer consultant to review the project. The DEC and Army Corp of Engineers regulations are reviewed.
- Board regarding Wildlife: The PB will conduct the environmental review which will review the wildlife corridor.
- Board regarding Fencing: The applicant is using the Agriculture fencing which has large holes to allow animals to go through
- Applicant regarding: the Buffer between the river and the solar panels: applicant discussed the number of feet between the river and the project to be between 160ft to 175ft. The tree line will be retained,
- Applicant: Regarding the amount of excavation that will affect the river? Applicant engineer replied- None
- Board regarding Visual impact off of Pine St? – The PB will be addressing.
- Board regarding Life span of the panels? PB Chair stated that the Decommission Plan addresses the life span of the panels and the Plan goes to the Town Board to review and they have it now. The town's consultant will review the plan with the **Town Board.**

Applicant's attorney:

- This is a Permitted use in this zone in the Town of Corinth.
- There will be a Decommission Plan
- The residents can buy in to the project by joining a community solar group.

Chair: the Storm Water Pollution Protection Plan (SWPPP) will be reviewed by the Town Board, town consultant and the NYSDEC.

No further Public comments.

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

Chair: there will not be a final decision made tonight. The PB needs the Town consultant's final report.

A Full Environmental Assessment (SEQRA)- needs to be completed and PB members feel they need the Towns Consultant report to review before completing the SEQRA.

The status of the consultant's report: Matt Rogers has to review the SWPPP before completing his report. Matt needs to review several things with his staff. The PB needs all the facts before proceeding.

Lead Agency Status:

Motion to declare this is a Type One Action because this project disturbs more than 10 acres of land and designating the Town of Corinth Planning Board lead agency made by Kevin Cleveland, seconded by Joan Beckwith. All in favor- aye.

Chair:

Both the Sub-division and Site Plan applications were referred to the Saratoga County Planning Board.

Saratoga County Planning Board (SCPB) Determination:

No significant county-wide or intercommunity impact

The applicant expressed their displeasure regarding no final decision tonight.

Town attorney stated that the PB has 62 days to make a final decision after receiving a complete application.

Motion to close the meeting at 6:45PM made by Joan Beckwith, seconded by Bill Duell.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.