

Town of Corinth Planning Board

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**Planning Board Meeting Minutes:
March 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 6:05 PM

Attendance: Board Members Present:

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

Town Attorney Present: Jacquelyn White

Public Present:

Steven Matthews, Bill Biscone, Hyde Clark, Nick Sumner, Jeffrey Sumner, Jason Petovitch, Jennifer Kietzman, Kristin Lyng, John Lyng, Matt Rogers, Jim B, Larry Bartolotti, Linda Fichera-Bartolotti, Elizabeth Smith, Nate Winchester, Louise Kirkpatrick, Ron McKeon

Previous Minutes Review/Approve 2-19-26:

Motion made to approve the 2-19-26 Planning Board Minutes as presented by Dan Willis, seconded by Joan Beckwith.

All in favor- aye

Boulder Pt. Minor Sub-division and Site Plan Review

PB Chair: Opening comments

1ST on the agenda: Boulder Point Solar Farm Sub-division and Site Plan Review

Property is owned by the International Paper (IP)

Sub Division – a portion of the parcel will be retained by the IP- there are two landfills on the portion that the IP will keep and maintain

Applicant Boulder Pt LLC- tonight is not a Public Hearing, the Public Hearing was last month

Sub Division- the first lot will be 63 acres to be retained by IP, the second will be 153 acres conveyed to Boulder Pt.

The property is zoned Industrial, a Solar Farm is a permitted use.

The Town has set up an Escrow account which the applicant reimburses the Town to retain a consultant.

LaBella Associates has been requested by the Town to review the Boulder Pt Application. They are in attendance tonight. There has been a series of exchanges between our consultant LaBella Assoc., Matt Rogers and the applicant Boulder Pt.

LaBella Associates has reviewed the supplemental Site Plan application documents received from Tectonic Engineering via email on 3-12-26 and 3-16-26.

Reuban Hall – LaBella Associates explained the review process that occurs before the applicant comes to the PB. He said that the equipment is sometimes obsolete by the time it is built.

The applicant just provided at tonight’s meeting the information requested at the last PB meeting on 2-19-26.

PB Chair: the PB main concerns:

Environmental concerns, erosion control and that the project is designed and built to protect this Area.

Discussion with the board:

Conditional approval: condition that the applicant has satisfied all comments/concerns on the engineer letter from LaBella dated 3-19-26.

Applicant acknowledge when clearing the property only during November to March 31st because of the presence of the endangered bats.

Reuban Hall, LaBella Associates said the Town Board is conducting a separate review of the Decommissioning Plan. The Decommissioning Plan needs to be approved before the PB completes the final approval.

Erosion protections

Perk tests

Applicant: Engineer Steve Mathews- infiltration test not done yet, the ground is frozen.

State Environmental Assessment Review Form

PB Chair explained to the Public the State Environmental Assessment Form review process.

The Full Environmental Assessment Form Part 1 is completed by the applicant.

Tonight the PB will complete Part 2 and 3. The Town Attorney will read the questions to the PB and the PB members will answer each question with either No, or small impact may occur or Moderate to large impact may occur.

PB completed the Part 2 and 3 with the Town Attorney.

A **motion** to declare the project will result in no significant adverse impacts on the environment, and therefore, resulting in a negative declaration made by Joan Beckwith, seconded by Dan Willis. All in favor- aye

Chairman: Action 1 is the Sub Division project and Action 2 is a Site Plan Review – Solar Farm

Action 1 – Saratoga County Planning Board (SCPB) issued a no significant countywide impact determination

The PB completed the Full SEQR for both of the projects at tonight's meeting.

Motion to approve the subdivision of lands of International Paper Company located on County Route 24 for Boulder Point Properties, LLC with the condition that no building permits will be issued until Town Council approves the verbiage for the access easements made by Kevin Cleveland, seconded by Nicholas Denno. All in favor – aye.

Applicant will provide 2 mylar and 2 paper copies for the PB stamp and signature and file within 62 days with the Saratoga County Clerks office.

Site Plan Approval: the PB will not be giving the Site Plan approval tonight

The PB has not seen the final plans yet

Need on the final plans- all the details from the SWPPP and the tree clearing dates

Points discussed with the PB and Applicant

Condition:

With all the LaBella comments addressed

6 months come back to the PB with an update

Follow up meeting with a progress report

Escrow to cover the Town hiring an inspector to oversee the project

Decommission report is in the Towns hands for Town approval

Public comments

Archeological site or remains on the site?

Fenton Farm – Native American remains

Infiltration test are being conducted by the applicant? PB Chair- stated that a certified professional will be conducting the test and the PB is comfortable accepting the test results.

Corinth Self Storage: Site Plan Review

5015 Rt 9N

Zoning Board of Appeals granted a variance and conducted a Public Hearing

2025- 3/20/25 SCPB requested additional information, 4/17/25 Site Plan was revised, 5/15/25 revision still incomplete

Applicant has now provided a new grading plan, a larger building, and the original information provided is now not on the Plan

3-12-26- LaBella reviewed the 5th submission by the applicant.

Zoning Administrator Matt Rogers, LaBella Associates stated that the plans show more than one acre is being disturbed.

- The applicant needs to provide the status of communication with the NYSD Dept. of Conservation and Adirondack Park Agency (APA) regarding the jurisdiction of onsite wetlands and submit all applicable documentation.
- Applicant needs to coordinate with the Town's Floodplain administrator, Albert Brooks regarding a Development Permit as the site is located with the 100 yr. floodplain.
- Need designation of the wetlands
- Status of the DOT driveway Permit
- Applicants engineer needs to respond to each item on the LaBella review.

PB chair: told the applicant that the PB needs one Site Plan document that shows everything on it, right now you have provided two separate drawings, neither one is complete.

Motion to close the meeting at 8:30 PM made by Joan Beckwith, seconded by Nicholas Denno.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.