

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:
August 20, 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 6:03 PM

Attendance: Board Members Present:

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

Town Attorney Present: Jacquelyn White

Board Member absent: Dan Willis

Chairman noted for the record that the alternate planning Board member Bill Duell will be a voting member tonight

Public Present:

Ellen Mitchell- applicant,

Previous Minutes Review/Approve 5-21-26:

Motion made to approve the 5-21-26 Planning Board Minutes as presented by Kevin Cleveland, seconded by Joan Beckwith. All in favor- aye

New Application:

Minor Subdivision Application (PB-2026-0002)

Mitchell: TM# 87.-2-37.12

55 Hollister Rd

Chairman:

2 Pre-application conferences, 1 Planning board meeting – the board suggested several changes
large piece of property, applicant wants to divide into 3 parcels and retain road frontage for her residence, selling vacant lots,
Proposal for a 3 lot subdivision to include the absorption of 51 Hollister and establishment of two new residential parcels for sale.

Matt Roger's LaBella Determination- Dated 8-14-26

Dave Barrass spoke with Matt Rogers regarding some comments on his determination.

Applicant owns 2 pieces, wants to merge lot 1- 51 Hollister Rd with her residence merging of 2 TM Parcels.

Board asked at the last meeting to make a wider strip in the middle of the driveway entrance, the surveyor noted the wider strip on the drawing,

Board Discussion:

Changes the PB has requested for final approval.

1. Correcting the wording for the turnout easement located on lot 1.
 2. Addition of a turnout easement on lot 2 located approximately 1000 feet from Hollister Rd.
 3. Correction of the wording of the driveway requirements note and clarification that a turnaround for fire apparatus shall be provided in the vicinity of the residences on lots 2 and 3.
 4. Addition of the note "approval of this subdivision plat establishes the configuration of the lots shown herein and does not constitute approval of any specific" using the verbiage shown of the map markup.
- In addition, as we discussed at the meeting, the map indicates proposed easements for drainage and utilities in the area shared between lots 2 and 3 as well as easements for emergency turnouts.
- Depictions of easements on the map alone is not binding and does not establish legal rights and obligations., It will be a condition of our final approval that the easements be included in the executed deeds of conveyance for the lots and that the proposed verbiage for those easements be approved by Town Council.
- Discussion regarding the Septic and Wells- this is addressed by the Building Dept Permit requirements.
- Property is not located on the County line.

Map Revisions Notes on the map

States July 30, 2025- should be corrected to say July 30, 2026

Chairman will send the map with the revisions requested by the PB to the applicant, Ellen Mitchell.

Short Environment Environmental Assessment Form (SEQR)

SEQR Part 1 was completed by the applicant

SEQR Part 2 completed by the PB with all the answers for questions 1-13 being No, or small impact may occur.

Resulting in that the proposed action will not result in any significant adverse environmental impacts.

Motion made by Joan Beckwith, seconded by Nicholas Denno, finding that the project will not result in any significant adverse environmental impact, adopting a negative declaration. All in favor- aye.

Public Hearing: Scheduled for the Planning Board 9-17-26 meeting at 6:00PM.

PB Secretary provided the Public Hearing legal notices, mailing labels and the mailing information to the applicant.

Public Hearing Notice:

Town of Corinth Planning Department

600 Palmer Avenue

Corinth, New York 12822

Phone (518) 654-9232 Ext.6

Fax (518) 654-7751

Planning Board

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

In Person at the Town Hall

Planning Board Meeting Date: September 17,2026 Time: 6:00 PM

For the Following Proposed Project:

Minor 3 Lot Sub-Division

Location: 55 Hollister Rd

Tax Map # 87-2-37.12

Description: Sub-divide to include the absorption of 51 Hollister Rd and establishment of two new residential parcels for sale to future landowners.

**** 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 THERE TO.****

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

Planned Development District (PDD) Application (PDD)

Provided is the PDD Information to review

Chairman explained that the PB will be receiving a PDD Application.

Provided in your folders is the New Land Use Law regarding PDD's and the 2008 Comprehensive Plan Update

Motion made to close the meeting at 6:48 PM by Joan Beckwith seconded by Nicholas Denno.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.