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:
September 17, 2026

Chair: David Barrass
Members:
Dan Willis
Joan Beckwith
Kevin Cleveland
Nicholas Denno
Bill Duell (Alternate)

Town Attorney: Jackie White
Planning Board Secretary: Lynn Summers

Chairman Barrass called the meeting to order at 6:00 PM
Attendance: Board Members Present:
Dave Barrass, Dan Willis, Nicholas Denno, Bill Duell (Alternate)
Town Attorney Present: Jacquelyn White
Board Member absent: Joan Beckwith, Kevin Cleveland
Chairman noted for the record that the alternate planning Board member Bill Duell will be a voting member tonight
Public Present:
Ellen Mitchell- applicant, Willard Bovee, Rick VonAhn
Chuck Pafundi- applicant, Mike Ingersoll
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Previous Minutes Review/Approve 8-20-26:
Motion made to approve the 8-20-26 Planning Board Minutes as presented by Nicholas Denno, seconded by Bill Duell. All in favor- aye

Minor Subdivision Application (PB-2026-0002)
Mitchell: TM# 87.-2-37.12
55 Hollister Rd
Chairman:
Recap from the 8-20-26 meeting
We have had 2 Pre-application conferences and 1 Planning board meeting and the board suggested several changes to the Subdivision map. This is a large piece of property, applicant wants to divide into 3 parcels and retain road frontage for her residence, selling vacant lots. Creating two new lots at the rear of the property- keyhole lots.
Proposal for a 3 lot subdivision to include the absorption of 51 Hollister and establishment of two new residential parcels for sale.
The board asked the applicant for revisions and the applicant provided the revised map at the 9-17-26 Planning Board Meeting. Ellen Mitchell discussed the location of the power pole with the Board. The Board agreed that with the revision There is room for driveway to go around the Power Pole.
Short SEQR Part 2 was completed at the 8-20-26 PB Meeting.
Planning Board secretary read the Public Hearing Notice into the record, the applicant provided the Certified Mail Receipts to the board

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

Opened the Public Hearing

Public question regarding the lots for sale, are they vacant land? Applicant responded yes.

Motion made to close the Public Hearing by Nicholas Denno, seconded by Bill Duell. All in favor- Aye

Board- no new questions.

Chairman to the applicant. Noting the Zoning Administrator comments regarding easements have to be conveyed by the Deed. A condition of approval will be that the verbiage of the easement deed descriptions has to be approved by the Town Council.

Application of sub-division for Ellen Mitchell:

Motion made to approve the subdivision of Lands of Ellen M. Mitchell with the condition that the descriptions of the necessary easements affecting lots 1, 2 and 3 be included in the deeds of conveyance for each lot and that Town Council approves the verbiage for the easements by Dan Willis, seconded by Nicholas Denno. All in favor- aye.

Final Survey: submit 2 mylars and 2 paper prints. 1 Mylar signed goes to the Saratoga County Clerks office and 1 paper.

Sundara Planned Development District (PDD) Pre-Application Conference
Property owned by ANW Holdings, Inc. Location: TM# 88.-1-43 and 88.-1-4.2 (86.8 acres on Folts Rd

Chairman explained that the Town Board will be receiving a PDD Application.

Sundara gave a presentation: The Hudson River Tiny Home & Nature Retreat

The applicant respectfully seeks the Town of Corinth's consideration of a Planned Development District (PDD) to facilitate the future development of a glamping resort use.

Sundara will serve as a year-round destination that strengthens Corinth's role as a gateway to the southern Adirondacks. B attracting visitors seeking nature, wellness, and small-town charm, the retreat will expand the local tourism base beyond traditional seasonal visitors. The project will also create local jobs in hospitality, maintenance, and operations, while generating new tax revenue and supporting regional tourism initiatives.

90 Cabins are proposed
Renovate the existing home on the property which has historical background.
Use as a wedding venue
Borders on the west side of the river
Leave about 75% green, 25% developed
Guest services, restaurant, spa treatments, pool
Phases of project- 3 phases to complete the project
Cabins- bathroom in each cabin with on-site sub surface waste water treatment systems
Water supply by a series of wells or by a water treatment plant drawing from the Hudson River
Central parking area for the tenants – this will help keep more green nature around cabins
Not developing too many roads
Franchise opportunity
Possibly boat rentals for the guests only
Pavillion for weddings, etc.
On-site solar energy panels

Board Comments

Good use of the land
Fits into the community
Sell in the future? – Applicant replied – "we want to keep selling in the future as a possibility "
Moreau Lake Park Hiking trails just across the road from the development were mentioned
Planned Development District (PDD) application first goes to the Town Board, then Planning Board (PB) for review, back to the Town Board for legislative action establishing the district, then back to the PB for Site Plan Review.

Board reviewed the Zoning Administrator Determination and comments

- Developable Area Constraints
- Recommendation for Legislative Action
- Proposed topographic and drainage information

- Proposed location, type and size of signs, driveways, and emergency zones
- Additional Key Items for Pre-Application Discussion – Phasing and standalone Viability, Traffic and Emergency Circulation, Complex Utility Permitting, Parking Quantities, Environmental Constraints, Waterfront Recreation Details, On-Site Solar Energy Array, Visual Impact Assessment Parameters
- The applicant questioned the level of design detail required for the sketch plan phase.

The PB is not prepared to make judgement calls regarding Zoning Administrator, Matt Rogers concerns.
The applicant needs to have a conversation with Matt Rogers.
The applicant agreed and will speak with Matt Rogers regarding his comments.

It was pointed out that the Town of Corinth Fire Department is a volunteer fire department. Eric Butler, Town Supervisor will contact the Fire Chief regarding the project.

Board member stated that he is confused about the PDD review /process.

Chairman referred to the Town Code Land Use Chapter regarding a PDD, pg. 27 item 4. (The Planning Board shall issue a report within forty-five days to the Town Board, as to whether the sketch plan, as submitted or as modified, meets the planning objectives of the town. An unfavorable report shall clearly state the reason and, if appropriate, point out to the applicant what might be accomplished to receive a favorable report.

The applicant was informed that an escrow account needs to be established for our consultant's review of the project. A copy of the escrow agreement was provided to the applicant.

Motion made to close the meeting at 7:20 PM Nicholas Denno seconded by Dan Willis.
All in favor- aye
Respectfully submitted by Lynn Summers, Planning Board secretary.