

**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 17, 2023**

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**Planning Board Members**

**Chair**

David Barrass

**Members**

Dan Willis

Daren Potter

Joan Beckwith

Melanie Denno

Alternate: Trisha Santiago

**Planning Board Attorney**

Jackie White

**Planning Board Secretary**

Lynn Summers

1. **Meeting was called to order at 6:05 PM by Chair David Barrass**

2. **Attendance: Roll Call**

**Members Present: Dan, Daren, Joan, Dave**

**Members Absent: Melanie, Alternate PB Member Trish**

**Attendance- Public**

Kristin Darrah Land Surveying, Camille Parker-Camp Hudson Pines,  
Erik Sandblom –SRA Engineers, Ryan Parker-Camp Hudson Pines,  
Sheryl Roberts, Eileen Burnham, Tim Burnham, Deborah  
Sanderson, Mary Page, Jean Flanagan

3. **Previous Minutes 7-20-23 Approved as presented.**

Motion made to approve the 7/20/23 Minutes as presented made  
by Dan, Seconded by Daren.

**Roll:** all in favor aye

4. **Public Hearing: TM# 46.16-1-11 & 46.16-1-14**

**Camp Hudson Pines Glamping Units**

**5154 Rt. 9N**

**Site Plan Review Application**

**TM# 46.16-1-11 & 46.16-1-14: Use change from residential to**

**Camp Ground- Represented by Erik Sandblom-SRA Engineering.**

**Chair:** Completed the Preliminary hearing at the Planning Board (PB) meeting last month

**Saratoga County Planning Board Determination:** No significant Countywide Impact

**Applicant provided the Operations Manual and Lighting Summary**

**Erik Sandblom:**

**No new changes since the 7/20/23 PB meeting Preliminary meeting**

**Provided update-**

- **APA Application Complete**
- **10/9 APA Permit**
- **Dept of Health (DOH) – finishing report**
- **Deeded Easements are in the process for the disposal field and replacement area- on 2 parcels**

**Chair:**

- The PB will be completing Site Plan Review for only 2 parcels
- **Jim Martin Zoning Administrator Determination:**
- The Town PB Site Plan Review for Use change is not required in the locations where campground uses are preexisting.
- Two parcels where residential use was preexisting , site plan review and approval from the Town PB is required.(TM# 46.16-1-11 & 46.16-1-14)

**Applicant provided:**

**Short Environmental Assessment Form- SEQR Pt 1**

**SEQR Pt 2 & 3;** was completed by the Planning Board and the Town Attorney at 8/17/23 meeting

**Motion made by Joan Beckwith for a negative declaration, no significant adverse environmental impacts and seconded by Dan Willis. All in favor – aye**

**Planning Board secretary read the Camp Hudson Pines Public Hearing Notice and the applicant provided the Public Hearing Notice Certified Mail receipts to the PB.**

Town of Corinth Planning Department  
600 Palmer Avenue  
Corinth, New York 12822  
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**Planning Board**

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

In Person at the Town Hall

Planning Board Public Hearing -Meeting Date: 8/17/23

Time: 6:00 PM

For the Following Proposed Project: Application for: Site Plan Review

Location: 5254 Rt 9N

Tax Map # 46.16-1-11; 46.16-1-14

Description: Camp Hudson Glamping Units

**\*\* 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. – 4:00p.m.

**Public Hearing opened at 6:15PM**

**Public Comments:**

- **Sheryl Roberts** – 1984 Master Abstract- read deeds back to Barber Farm, Deed restriction- no Public Entertainment, NYS Law Deed restrictions- the Board should examine
- Sheryl read Mr Gershowitz letter to the board
- **Debra Sanderson 42 Old River Rd – concern: regarding the sewer lines, she looked at the drawings with the PB, the sewer easements/lines do not affect her property.**
  - **Eilleen Burnham- concern is with the traffic speed and one entrance-**
    - **Camp Hudson answered – there is one formal entrance**

**Town Attorney spoke to the Deed Restrictions Comments- they are not the PB responsibility to address. There are lots of Deed restrictions if challenged that are pursued in the courts.**

**NO further Public Comments**

**Chair:** The PB received a letter from the Gershowitz. The letter was read into the record.

**Motion made by Joan, seconded by Daren to close the Public Hearing. All in favor-aye**

**Planning Board Discussion:**

PB does not have the authority to deal with Deed Restrictions

No Net change in the number of units – 70 Net – take away 2 sites and adding 2 sites.

There will be a minimal change in traffic

Operations Manual addressing speed limit

Possible condition- add speed signs

R3 Zone – Campgrounds are a permitted use

Private road – who enforces the traffic speed? Applicant enforces the speed limit.

- **In reviewing site plans, the PB shall give consideration** to the health, safety, and welfare of the public in general, and the residents or users of the proposed development and of the immediate neighborhood in particular.
- The adequacy and arrangement of access and circulation
- The compatibility of the buildings, lights and signs in terms of location, arrangement, size and design.
- The adequacy of stormwater and drainage facilities in preventing flooding, erosion, and improper obstruction of drainageways.
- The adequacy of water supply and sewage disposal facilities. The adequacy, type and arrangement of trees, shrubs and other landscaping.
- The retention of existing trees, wooded areas, watercourses and other natural features to the maximum extent possible.
- The protection of adjacent or neighboring properties against noise, glare, dust, air pollution, unsightliness or other objectionable features.
- The adequacy of fire lanes and other emergency zones, and the provision of fire hydrants.
- The adequacy of exterior storage and parking and loading areas and their screening at all seasons of the year from the view of adjacent residential lots and streets.

**Motion for Site Plan approval with conditions made by Joan, seconded by**

**Daren:**

**Conditions:**

1 . Prior to the issuance of septic system permits for parcels 46.16-1-11 and 46.16-1-14 deeded easements must be in place for connections to the proposed absorption field to be located on parcel 46.16-1-4.11.

2 A minimum of three additional speed limit signs shall be installed at appropriate locations within the applicant's property. The locations of the signs to be at the discretion of the applicant.

**All in favor, aye**

**5. Boundary Line Adjustment (BLA): Roberts-  
Represented by Kristin Darrah- Land Surveyor**

**138 Co Rt 10 & 51 West Mt Rd**

**TM# 73.-1-10 & 73.-1-54**

**Application & fee received, Survey drawings**

**Zone R-3**

**Making two adjustments on pre-existing non- conforming lots, , move the line making 1 lot bigger and 1 lot smaller**

**Jim Martin(Zoning Administrator) Determination – An Area Variance is required.**

**Zoning Board Area Variance was granted**

**The Adirondack Park Agency has issued a permit**

**PB needs to decide if this application is a Non-Jurisdictional BLA or a Sub-Division**

**Chairman Dave Barrass recused himself because he lives in the neighborhood.**

**Kristin Darrah – Land Surveyor- stated that there are 2 original lots and creating 2 lots to better distribute the land, therefore it is a BLA.**

**PB Discussion:**

**Joan – no questions**

**Dan – We have the Variance from the ZBA, APA approvals, 2 parcels**

**Motion made by Daren to approve the application as a Non Jurisdictional BLA, seconded by Joan. All in favor- aye**

**Motion made by Joan to declare a type 2 action under SEQR, exempt from SEQR, seconded by Daren.**

**Motion made by Daren to approve the BLA Application, seconded by Joan. All in favor- aye**

**Motion made to close the meeting at 7:20 PM by Joan, seconded by Daren.  
All in favor – Aye**

*Submitted by the PB Secretary Lynn Summers*