

**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: May 16, 2024**

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**Planning Board Members**  
**Chair**

David Barrass

**Members**

Dan Willis

Daren Potter

Joan Beckwith

Trish Santiago

Alternate: Kevin Cleveland

**Planning Board Attorney**

Jackie White

**Planning Board Secretary**

Lynn Summers

**Chairman David Barrass called the meeting to order at 6:05-PM**

**1. Attendance: Roll Call**

**Members Present: Dave, Trish Santiago, Dan Willis, Daren Potter,  
Kevin Cleveland**

**Absent: Joan Beckwith**

**Public Present: Kristin Darrah- Land Surveyor –, Evelyn Darrah,  
Thomas Miller, Tom Center- Hutchins Engr.**

**Chair: let the record show that the Alternate PB member  
Kevin Cleveland will be a voting member**

**2. Previous Minutes 3-21-24: Tabled: not a quorum of members  
present tonight that attended the 3-21-24 meeting.**

**3. Previous Minutes 4-18-24 Review/Approve:**

Tabled: not a quorum of members present tonight that attended  
the 4-18-24 Meeting

**Bloomfield:**

Chair: the PB received the actual signed APA permit for this project,  
The agency conditionally approved the project and issued  
Permit 2024-0071.

PB Conditional Approval-

#1- That the Subdivision is determined to be non-  
jurisdictional by the Adirondack Park Agency, but the APA did  
take jurisdiction.

#2- The review and approval by Town Council of the proposed working of reciprocal easements for access, water service, sewer service and overhead utility services.

**Motion** made by Trisha Santiago, seconded by Daren Potter that the Bloomfield Sub-division application was approved on 1/18/24 with conditions that have been satisfied and give the PB chairman permission to sign the Mylars. All in favor- aye

6:10 PM- Let the record show that PB member Dan Willis is present.

4. **Public Hearing:**

**47 Hack Rd- Phillips**

**2 Lot Sub-division application**

**TM# 87.-2-68**

**Represented by Kristin Darrah- Land Surveyor**

Jean Bradley generated this project years ago.

Divide off 15 acres from the house lot

PB Chair: we did a preliminary review of this application at the April meeting.

Jim Martin (Zoning Administrator): Concern:

Lot 2- the use of Lot 2 should be determined. It has to meet the Zoning requirements. If the building labeled on Lot 2 is an accessory building, then a primary use must be established on Lot 2.

The building on Lot 2 does not have water and septic shown on the map.

Board Discussion:

Septic location?

- Kristin Darrah (Land Surveyor representing applicant) said the septic is off the right of the house, it has been added to the map. Utilities were added to the map. Wetlands have been added to the map - at the rear of the property, Plans for lot 2- Kristin could not say at this time.
- Zoning Administrator, Jim Martin Determination stated that the Lot 2 use needs to be determined.

PB discussion with the Town Council regarding the Authorization of the new Zoning Administrator, Matt Rogers. Town Council said the Town just needs the completed signed

Contract.

PB- we need a Zoning Determination for Lot 2 of this project.

PB- discussion regarding the location of the electric service,  
Kristin Darrah- I believe they will terminate the  
underground service.

PB-There should be a note on the map – the electrical  
service should be relocated.

We need to protect the rights of a potential buyer.

PB not going to proceed with Short Environmental  
Assessment Form (SEQR) at this time.

**Open Public Hearing: at 6:22PM –**

- **Applicant provided the Certified Mail Receipts for the Public Hearing Notice**
- **PB Secretary read the Public Hearing Notice in to the record.**

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: May 16, 2024 Time: 6:00 PM

For the Following Proposed Project: Sub-Division – 2 Lot

Location: 47 Hack Rd

Tax Map # 87.-2-68

Description: Sub-divide a 19.42 acre parcel to create a 4 acre lot

**\*\* 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

No public comments.

Leave Public Hearing open.

Tabled till we receive the Zoning Administrators Determination

PB asked the applicant for the following:

- Note on the map – the electrical service will be relocated
- Identify the location of the Bradley Septic System on the map

- What is the proposed use for the equipment storage?

**New Application:**

**Site Plan Review Application: Laphatt Holdings, Inc.**

**TM# 73.52-1-44**

**Proposed construction of 6-4 Unit Apartment Buildings**

Site Plan Review: Six – 4 Apt Units – 2 bedrooms each apt.

Unique Situation – parcel is located in both the Town and Village- Coordinated Review

Village of Corinth (VOC) Zoning Board- Application for Area Variance- May 21, 2024 meeting

Applicant: Laphatt Holdings, LLC

Representing the applicant – Tom Center- Hutchins Engineer

- This application previously approved.

**Chairman Barrass:** Town of Corinth (TOC) 2016- application for 4 Units not 6

- Tom Center – the garage was torn down to meet the deed restrictions

**Chairman:** we are looking at this as a new project – the application has been sent to the Zoning Administrator – Jim Martin for a determination.

**Zoning Administrator** – The proposed multi-family dwelling use is allowed upon site plan review and approval by the Town Planning Board for the portion of the proposed project occurring within the Town of Corinth.

Zoning Administrator Concerns to address:

- Stormwater drainage – need stormwater management
- Parking – PB – Land Use Law requires 2 parking spaces - Tom Center will double check on the parking
- Centralized postal delivery facility
- Snow storage area
- Lighting plan
- Landscaping plan
- Municipal water and sewer service
- Coordinate the Town and Village concerns/conditions

Board Discussion:

- Traffic concern
- Does the entrance meet the specs for a 2 lane road? Tom stated that it is a private entrance into the parking lot.
- Public water and sewer – Tom said the applicant will update the plans from the previous project
- Public water – PB Chairman said the TOC has a water district now for this property
- Sewer – The TOC does not have a sewer district – there are problems for the Village billing of sewer, there needs to be a discussion regarding the sewer billing, who will maintain the sewer

- PB Chair – looking at the drawing – you may need to seek an area variance from the TOC Zoning Board (ZBA) need at least 3 acres- we need a zoning administrator determination re: area variance
- SEQR Discussion:  
TOC and Village of Corinth (VOC) – need to designate Lead Agency?  
Town Council – this may be an unlisted action- if so, a coordinated review is not required  
Deed restrictions might be irrelevant to the TOC, we need the TM#'s of the TOC parcels.  
Tom will separate the TOC and Village lots
- Chair – Public Hearing is not required for a Site Plan Review –but we will usually do a public hearing for large projects
- Chair – we may want this run by the Fire Dept. – submit Site Plan to the Fire Chief  
Tom will confirm the fire hydrants in the complex
- Chair- water pressure – check with the Village engineer
- PB – where are the water and sewer main locations?
- Town Council – this application is being treated as a new project- Tom said he will relay that to Matt Steves.

**Dayton Drive** – TOC is updating the Zoning Maps – Dayton Dr. ended up in the wrong zone- Zoned RM- needs 42 acres to do sub-division- Town Council said it is a legislative action that takes a couple of months. The TOC will fix the error- they are in the process.

Motion made by Trish Santiago to adjourn the meeting at 6:50 PM,  
seconded by Daren Potter.  
All in favor – Aye

*Submitted by the PB Secretary Lynn Summers*