

**Town of Corinth Planning Board**

600 Palmer Avenue  
Corinth, New York 12822  
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**Planning Board Meeting Minutes: August 15, 2024**

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

David Barrass

**Members**

Dan Willis

Daren Potter

Joan Beckwith

Alternate: Kevin Cleveland

**Planning Board Attorney**

Jackie White

**Planning Board Secretary**

Lynn Summers

**Chairman David Barrass called the meeting to order at 6:10 -PM**

**1. Attendance: Roll Call**

Members Present: Dave Barrass, Joan Beckwith, Kevin Cleveland

Absent: Dan Willis, Daren Potter

Chair: let the record show that the Alternate PB member

Kevin Cleveland will be a voting member tonight

PB member Trish Santiago has moved out of the area.

Chairman will talk to Eric Butler regarding: appointing Kevin Cleveland as a permanent PB member and finding an alternate.

**Public Attended: David Kiacher**

**2. Previous Minutes 6-20-24:**

Motion to accept the 6-20-24 minutes with one revision, to omit the sentence "Once the TOC and VOC Variances are approved we will do a coordinated review with the Town and village) made by Joan, seconded by Kevin. All in favor-aye

**3. Laphatt Holdings- Main St –**

**Project is located in both the TOC and VOC**

Laphatt has revised the application to construction of five – 4 unit apartment buildings. The project is partially located in the Town of Corinth and partially located in the Village of Corinth.

We are waiting for the applicant to provide the revised application.

**Board Discussion:**

- Zoning Administrator Determination said 2 Variances are required because one building is located across the Town/Village boundary.
- Chair- the PB cannot do Site Plan approval until the ZBA Variances have been approved.
- Town council said the PB could do the Site Plan Review but not the approval until the ZBA Variances are approved.
- SEQR- the project is an unlisted action- coordinated review is not required, the boards can do independent reviews.
- The TOC and VOC can conduct independent reviews.
- The town ZBA has asked the PB to be lead agency for the SEQR.
- Town Council said the applicant was encouraging coordinated review.
- Lead Agency process requires letters be mailed to the agencies involved and they have 30 days to reply. There would be 4 agencies involved: Town ZBA, Town PB, Village PB and ZBA.
- Continued discussion re: PB Lead Agency or not.
- Chair explained to the board that the SEQRA review could trigger an Environmental Impact Statement which is a complex and costly process.
- Chairman is in favor of the boards doing SEQRA review individually but now the applicant is in favor of coordinated review. Dave is inclined in accepting lead agency status. The rest of the board agreed.

Motion to declare intention to seek lead agency status and send out the notifications made by Kevin Cleveland, seconded by Joan Beckwith. All in favor – aye

**Board Discussion re: joint PB meetings with the Town PB and Village PB**

Jackie – I think there was a pull back on the joint meeting, maybe we should re-visit a coordinated meeting with the PB's.

Dave- discussed using the VOC Engineer because of the water and storm water drainage.

Discussed maybe doing an out of district sewer agreement. There is a TOC water district but no sewer district.

Dave- at the May meeting the board gave the applicant a list of Additional information needed to complete the review. As of tonight the applicant has not provided the additional information.

1 A grading and drainage plan

2 Engineering drawings showing sewer and water connections

- 3 Lighting Plan
- 4 Landscaping plan
- 5 Architectural drawings showing what the buildings will look like
- 6 Assurance from the Village of Corinth that they will accept the sewer and water connections and a detailed plan as to how they will be billed.
- 7 A review by the Corinth Fire Department
- 8 Requested 7 full size copies of the revised site plan

Resident present at the PB meeting said he received the ZBA Public Hearing notice for scheduled for 9/5/24.

Motion made by Joan to adjourn the meeting at 6:55 PM, seconded by Kevin.

All in favor – Aye

*Submitted by the PB Secretary Lynn Summers*