

**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 19, 2024**

---

**Chair**

David Barrass

Jackie White

**Members**

Dan Willis

Daren Potter

Joan Beckwith

Alternate: Kevin Cleveland

**Planning Board Secretary**

Lynn Summers

**1. Meeting called to order. Time:\_\_\_ 6:10 P{M**

**2. Attendance: Board**

**Present:** Joan, Kevin, Dan, Dave **Absent:** Daren Potter

**Public Attendance:**

Stefanie Bitter- representing Schuyler LLC, Anthony Vaccarielli, David Kircher, Thomas Miller

**3. Previous Minutes 8-15-24 Review/Approve**

Motion made to approve the 8-15-24 minutes as presented by Kevin, seconded by Joan.

All in favor- aye

**4. Revised Application – Major Sub-Division**

**TM#73.-2-56**

**Schuyler Homes LLC**

- Proposed number lots 4
- APA recorded Permit 3-26-24
- Ag Dist Form submitted to SCPB 5-1-24
- Jim M Determination 4-11-24
- SCPB Determination 5-1-24
- 8-22-24 received revised application by email

The Town recently revised the Zoning Map and mistakenly changed the Schuyler location Zone from Rural Residential (RR) to Resource Management (RM). Which made the Sub-Division non - compliant. The Town Board revisited the Zoning change and revised it back to RR.

**Representing Schuyler, Attorney Stefanie Bitter**

The applicant has put a lot of work and effort into this project.

4 Lots- parcel size is 53 acres

Lots 1 to 3 will be duplexes with a shared driveway, public water, and private sewers

**Board Comments:**

**Joan Beckwith** - none

**Kevin Cleveland** -none

**Dan Willis**- concerned with the increase load of traffic and lighting – Stefanie Bitter- down cast lights

**Stefanie**- The Town approved the zoning- the concept of 6 families is not excessive-

Cars per household is not excessive

Dan- privacy? Setbacks- any concerns?

**Stefanie**- 15ft buffer of trees- that is already there

**Chairman** –

- Zoning Administrator Jim Martin reviewed the project on 4/11/24 – Determination- The proposed major subdivision meets the dimensional and use regulations of the RR District. The proposed configuration is reasonable.
- **Saratoga County Planning Board (SCPB) Determination-**
- No Significant County-wide or intercommunity impact
- Compliant with the land use regulations
- **Adirondack Park Agency (APA) Review/Permit-3/19/24** completed, approved and filed with the County.
- **Agriculture District –SCPB-** forms completed and submitted to the SCPB

**Chairman** – traffic impact and emergency vehicle access on Dayton Dr. is a concern. Three duplexes will be adding 6 families.

What is the proposed ownership and who will be responsible for maintenance? – Anthony Vaccarielli- planning on keeping – will be responsible for the maintenance

**Town council- Jackie White** – the board's responsibility is to review the Sub-division, not the owner

**Chairman-**

- Public water- Village of Corinth (VOC) not the Town of Corinth
- Not in a Town water district
- We will need something in writing from the Village regarding water-Is there sufficient supply and the method of billing.

**Public Hearing:**

- Scheduled for 10/17/24
- Public Hearing notices and labels provided to the applicant

**Short Environmental review Part 2 (SEQRA)** wait to complete at the next meeting, the Public Hearing on 10/17/24

**Meeting Closed: Time: \_6:30PM**

**Motion to close meeting by: Joan Seconded by: Kevin**

**All in favor: aye**

