

Town of Corinth Planning Board

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Corinth, New York 12822
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**Planning Board Meeting Minutes:
February 20, 2025**

Chair: David Barrass

Town Attorney: Jackie White

Members:

Planning Board Secretary: Lynn Summers

Dan Willis

Joan Beckwith

Kevin Cleveland

Nicholas Denno

Chairman Barrass called the meeting to order at 6:00PM

Attendance: Present: Joan, Kevin, Dave

Absent: Dan, Nicholas

Public Present: Ellen Mitchell, Linda Bartolotti, Lawrence Bartolotti

Previous Minutes: Motion made to approve the 11-21-24 as presented by Kevin, seconded by Joan.

1. Initial-Informal Presentation

Hollister Rd Sub-division: Ellen Mitchell

TM#87.-2-37.11, 87.-23-37.12, 87.-2-37.13

Chairman: merge 2 lots together and re-sub-divide for a total of 4 lots (create 3 lots plus 1 existing lot)

Ellen Mitchell: Lots created are less than 4 acres

Chair: the problem is that there is not enough road frontage, for these to be considered flag lots

The information submitted would be 4 lot sub-division- Major Sub-division- Zoning Administrator, Matt Rogers concurs

The lots as shown have frontage on a road to be created by easement over each lot

- Who builds the road, who maintains the road, Town Road or Private Road?
- The applicant should investigate the cost to build the road for only 3 lots
- Need more information

To be considered flag lots each lot would need a minimum of 20 ft. of frontage on a public road and the long driveways will require provisions for emergency access, fire protection, turn around for emergency equipment

Kevin-Pointed out that there is a stream on the property and that the state has new regulations regarding the setbacks from the water, wetland

Ellen M: There are a couple errors on the information provided to the Planning Board (PB), it's supposed to be a minor sub-division
I will go back to the surveyor and then come back to the PB with the revisions.

2. New Site Plan Application: TM# 59.-2-52

Hot Diggity Dog – Corinth Self Storage

5015Rt 9N

Received Zoning Administrator Determination

Saratoga County Planning Board (SCPB) referral sent for the SCPB 2-20-25 meeting

ZBA has granted a use variance for the project

Lawrence Bartolotti-Applicant- gave a presentation to the board

Self-storage unit- unmanned, 1 new building and 1 original building-use the bottom floor only

Went through the APA

Chair: asked Mr. Bartolotti what information was submitted to the APA? Mr. Bartolotti said he submitted the same

Information to the APA that he submitted to the Planning Board (PB).

Discussion regarding the change of the grade

Chair asked Mr. Bartolotti if this would change the grade? Mr. Bartolotti said no it would not change the grade.

Chair disagrees.

The grade is being changed. The paved area down slopes.

The new building roof and paving will create more runoff.

There will be more runoff than you currently have going towards the Morrow property.

We need a grading, drainage plan.

PB Questioned a solid line on the map? Mr. Bartolotti doesn't know. He will check with the surveyor.

Zoning Administrator- Matt Rogers Determination Points reviewed by the PB.

Site Plan Application Requirements

1. Clarify if on-site or municipal water will serve the property. If no water will serve the property, coordination with the Fire Department regarding access to water should be made.
PB question: Will the building be unattended?
Bartolotti- unattended , so no water is needed. Bartolotti – we will run the storage unit electronically.
2. Proposed driveway, parking, loading/unloading, and sufficient room for emergency vehicle movements should be depicted.
PB: need 25 ft. for the Fire trucks
PB: are fire sprinklers required? Bartolotti said no, not for a one-story building.
Chairs: this needs to be run by the Fire Dept. Chief.
3. Driveway and parking surface material should be clarified. PB: need the detail information of the blacktop.
4. Storm water and drainage information should be provided.
5. How will the wetlands be protected during and after construction to avoid siltation?
6. Will any outdoor storage be permitted?
7. How will the property be landscaped? Bartolotti- none
8. Provide the location and types of outdoor lighting to ensure adjoining property impacts will be avoided and sufficient on-site security is provided. **PB:** we need the lighting plan and locations
9. Depict the location of the proposed sign.

Chair: you may need a permit from the STATE DOT for a new entrance.

Applicant needs to provide a revised SEQR Pt 1

PB: Will there be outdoor storage? – Bartolotti said no.

Chairman: Application has been submitted to the Saratoga County Planning Board (SCPB) to be reviewed at their 2/20/25 meeting because the parcel is located on a State Highway and is within 500 ft. of a municipal boundary.

PB discussed the Public Hearing : Site Plan Review Application Public Hearing is optional.

The Zoning Board had a public hearing for the Use Variance. Only one person attended and had no concerns.

The PB decided to waive the Public Hearing.

Chairman will provide applicant with a list of the additional information requested.

Respectfully submitted by Lynn Summers, Planning Board secretary.