

Town of Corinth Planning Board

600 Palmer Avenue
Corinth, New York 12822
Phone: 518-654-9232 ext. 6
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**Planning Board Meeting Minutes:
May 15, 2025**

Chair: David Barrass

Town Attorney: Jackie White

Members:

Planning Board Secretary: Lynn Summers

Dan Willis
Joan Beckwith
Kevin Cleveland
Nicholas Denno
Bill Duell (Alternate)

Chairman Barrass called the meeting to order at 6:03 PM

Chairman welcomed the new Alternate PB Member Bill Duell. Bill will be a voting member tonight.

Attendance: Board Members Present: Dave Barrass, Dan Willis, Nicholas Denno, Bill Duell (Alternate)

Board Members Absent: Joan Beckwith, Kevin Cleveland

Town Attorney Present: Jackie White

Public Present: Jack & Cynthia Havens, Linda & Larry Bartolotti, Chris & Kierstin Clothier, Ralph Petruzzo, Heath Reynolds, Kristin Darrah

Previous Minutes: 2-20-25: No Quorum- tabled to the next PB Meeting

Previous Minutes: 4-17-25: Motion to approve the 4-17-25 minutes as presented by Dan Willis, seconded by Nicholas Denno
All in favor Aye

Public Hearing: Special Use Application

TM# 73.-1-58

Chris Clothier – 20 Co Rt 10

- Pre-liminary application review at the 4-17-25 Planning Board (PB) meeting
- One acre per animal required by Town Code
- Town Code does permit a Special Use Permit if sufficient space for adequate care for the animals and measures are in place to mitigate the impact on adjoining properties.

Zoning Administrator Matt Rogers Determination

- 1 The Site Plan should be updated to identify the location for manure storage a minimum of 100ft from any property line or a minimum of 200 ft. from a property line up gradient from an existing well.
- 2 Wells on adjoining properties should be located and mapped to confirm sufficient separation distances.
- 3 A waste management plan should be provided.

PB members comments:

Good with the additional information provided by the applicant – met the requirements

Open the Public Hearing for Clothier Special Use Permit Application

PB Secretary read the Public Hearing Notice in to the record

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Planning Board

***** NOTICE OF PUBLIC HEARING *****
In Person at the Town Hall

Planning Board Meeting Date: May 15, 2025 Time: 6:00 PM

For the Following Application: Special Use Permit Application

Location: 20 Co. Rt 10, Corinth

Tax Map # 73.-1-58

Seeking a Special Use Permit to allow two Goats on the property.

** 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 closed on Friday

Public Comments

Smell is obnoxious

Noise is a problem

They also have Chickens and a Rooster

No more Public comments – Motion to close the Public Hearing at 6:12PM made by Nicholas Denno, seconded by Dan Willis, All in favor-aye
Short Environmental Assessment Form- discussed at the 4-17-25 PB meeting – Type II Action

PB Member Comments

- Applicant has met all the requirements, has met the criteria
- Comfortable with the waste management plan
- The process permits the applicant to have 2 goats
- Zoning Administrator- Applicant has met the criteria and conditions
- Saratoga County Planning Board (SCPB) No significant County-wide impact

Chairman-

Chickens and rooster is new information to the PB but they are not considered to be large animals. You need to call the Code Enforcement Officer (CEO) Albert Brooks if there are violations

Special Use Permit- the applicant has the right to have 2 goats with a special use permit

Approve the Special Use Permit with conditions, waste management plan.

Motion to approve a special use permit to keep two goats on a 1.18 acre parcel at 20 County Route 10 with the following conditions:

1 The goat manure must be cleaned out of the goat pen every 7 to 10 days.

2 The manure storage area must be located a minimum of 100 feet from any adjoining well.

3 The manure shall be composted for fertilizer for an on-site garden with lime to be added to the compost pile.

Made by Nicholas Denno, seconded by Bill Duell. All in favor- aye

PB Secretary will notify the Town Code Enforcement Officer (CEO) Albert Brooks of the approved Special Use Permit with conditions for Chris Clothier, 20 Co Rt 10.

Boundary Line Adjustment (BLA)

Chairman explained the Town of Corinth Code regarding the difference between a BLA and a Sub-division.

- BLA- The legal adjustment of boundary lines between two legally created abutting lots, tracts or parcels, which creates no additional lot, tract, parcel or site and which results in no lot, tract, parcel or site that contains insufficient area and dimension to meet minimum development requirements for a building site.
- When a BLA is completed, the map needs to be stamped as a Non Jurisdictional BLA, file with the county clerk.
- This will indicate that it is a BLA and not a Sub-division, therefore the county will not assign a new TM#.

New Boundary Line Adjustment

TM# 74.-1-58.111

Petruzzo/Reynolds

Straight forward BLA, continuing of the existing lot line between parcels.

Asked the applicant to have the surveyor fix the existing Boundary Line on the map, it should be a dotted line and the proposed property line should be solid.

Motion that this is a non- jurisdictional Boundary Line Adjustment (BLA) made by Dan Willis, seconded by Nicholas Denno.

All in favor-aye

Applicant: we need a mylar to be stamped and deed showing that the property is merged.

Boundary Line Adjustment Application

TM# 73.6-2-13.1

Marcotte, John – 4 Dusty Rd

BLA- not changing the sub-standard lot size

Zoning Administrator Determination: each lot is already substandard and they will not be further reduced, there is no reason or benefit to require an area variance

Chairman – if the septic is over the line you will need an easement

APA- non jurisdictional determination

PB Member Comments

Looks like an improvement

Motion finding that the BLA, 4 Dusty Rd is non-jurisdictional made by Nicholas Denno, seconded by Bill Duell. All in favor- aye
Kristin Darrah, Land Surveyor will provide the mylar.

New Boundary Line Adjustment Application

TM# 73.66-2-1 and 73.66-2-2

Montena

No application submitted

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

Hot Diggity Dog – Corinth Self Storage

5015Rt 9N

Received Zoning Administrator Determination-dated (2-18-25- Need updated Determination)

Saratoga County Planning Board (SCPB) received- dated 4-30-25

Chairman:

Informed the applicant that he needs to get on track

PB requested additional information:

- **2-20-25:PB requested additional information at the first meeting on 2/20/25**
- **3-29-25: PB second meeting on 3/29/25 the applicant provided insufficient information**
- **4-17-25:PB third meeting, the applicant provided insufficient information**
- **The Town Zoning Administrator and the Saratoga County Planning Board (SCPB) requested additional information that has not been provided.**
- **4-23-25: the applicant sent a notice to disregard the information previously sent**
- **Applicant sent information directly to the SCPB. The applicant should be sending the information to the Town PB not directly to the SCPB.**
- **Zoning Administrator- Matt Rogers requested storm water and floodplain information that has not been provided.**
- **Both the Zoning Administrator and the SCPB pointed out that we need the SWPPP**

Right now, we do not know where we stand with the SCPB and the Zoning Administrator.

The SEQR submitted stated that it is over an acre of land that is being disturbed.

- **The applicant said that was an estimate and it is not over an acre. PB said you should not use an estimate; it needs to be an exact number.**

PB- Comments

- **The problem is you do not have an engineer, you need an engineer. Who is your engineer?**
- **We are here to support you**
- **The problem is there are other agencies involved- you need an engineer to respond to their concerns.**
- **You need an engineer to prepare a storm water management plan.**
- **Need a set of plans that delineates the disturbed area so it can be determined if a storm water pollution protection plan (SWPPP) is required.**
- **Engineer will have everything on one plan**
- **The plans have a surveyor's stamp not an engineer's stamp**
- **We recommend that you get professional help, do not go through the county, work through the Town of Corinth PB**
- **The PB can approve the Site Plan without the DOT driveway entrance**
- **The PB needs all the requested information at least 10 days before the scheduled PB meeting.**
Applicant stated that he would not have the information ready for the June PB meeting.

Motion to close the meeting at 7:05PM made by Nicholas Denno, seconded by Bill Duell.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.