

**Town of Corinth Planning Board**

600 Palmer Avenue  
Corinth, New York 12822  
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**Planning Board Meeting Minutes:  
July 17, 2025**

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**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 6:00 PM

**Attendance:** Board Members Present: Dave Barrass, Joan Beckwith, Bill Duell (Alternate)

Board Members Absent: Dan Willis, Kevin Cleveland, Nicholas Denno

Town Attorney Present: Jackie White

**Public Present:** Andrew Smith, Kathleen Smith, Tina DeSantis

**Previous Minutes: 6-19-25:** Motion made to approve the 6-19-25 minutes as presented by Joan Beckwith, seconded by Bill Duell. All in favor- aye

**New BLA Application: PB-2025-0007**

**TM#87.-2-58 and 87.-2-87 Zone- R-2**

**Randall/Winslow/LaFountain**

**767 Co Rt. 25 and 763 Co Rt. 25**

**Surveyor: Darrah Land Surveying**

**Representing Applicant Barbara Randall:** Tina DeSantis

- Barbara Randall wants to give a small piece of her parcel to Jesse Winslow to even out her property.

**Planning Board discussion:**

The current deed for Barbara Randall's parcel, 767 Co Rt 25 gives her Life Estate. Names on the Life Estate Deed are Tina DeSantis, Ann Schafer, Robin Randall

Everyone on the most recent deed will need to sign off on the Boundary Line Adjustment (BLA) with the attorney representing the Randall BLA.

**Planning Board Responsibility:**

- Is to make sure it is a Non-Jurisdictional BLA and not a sub-division
- PB- Yes- it is a Non-Jurisdictional Boundary Line Adjustment

**Town Attorney:**

- Applicant needs to consult with their attorney regarding the Life Estate Deed to have the other owners sign off on the BLA.

**Planning Board Discussion:**

- Parcel is Zoned R2- the Randall parcel size meets the parcel size requirement.
- Not creating a new lot, therefore it is not a sub-division
- The applicant is just moving the line

Motion made to declare that the application is a Non-Jurisdictional Boundary Line Adjustment, not a sub-division by Joan Beckwith, seconded by Bill Duell. All in favor- aye

Applicant needs to provide 2 mylar maps and 1 paper to the PB Chair to stamp and sign. The Town of Corinth (TOC) PB will keep 1 copy and the applicant will file one stamped signed copy to the Saratoga County Clerk's Office.

Applicant needs to make sure the Deed language states clearly that the parcel is joined and merged, not creating a new lot.

**New: 2 Lot Subdivision Sketch plan review: PB-2025-0008**

**TM# 46.-1-39-13 Zone R-2**

**Smith, Andrew  
5203 Rt 9N**

**PB Chair:** There will not be an approval tonight. The applicant is just discussing, presenting his plan to the PB.

**Applicant:**

- Parcel is located in the Adirondack Park Agency (APA).
- Applicant has already gone to the APA.
- He would like to split off a 1 acre piece of his parcel for his daughter. Minor Sub-division
- Complies with the zoning requirements.

**Chairman Barrass:**

1. Spoke with the Zoning Administrator re: this 2 Lot-subdivision.

- Zoning Administrator- Matt Rogers response: The proposal appears to meet the requirements for a flog lot based on Section 112- 15.B (3) provided their principal and accessory structures meet the required setbacks. They will also have to demonstrate there is suitable area for on-site septic and wells. The property is located in the APA Low Intensity Land Use Area, and I believe the creation of a one-acre lot will require an APA permit. A jurisdictional determination should be required.

2. Applicant can con-currently do the TOC Application and the APA Application.

3. Property is located on Rt 9N- state highway – so referral will be sent to the Saratoga County Planning Board (SCPB)

4. Application will have to go to the NYS Department of Transportation regarding the driveway location.

5. APA approval required

6. Sub-division requires a Public Hearing- the mailing labels and notices will be provided to the applicant. The applicant is required to mail the notices by certified return receipt. The applicant has to provide the return receipts to the PB secretary.

7. Applicant has to provide 2 mylars and 2 paper copies to the TOC to be stamped and signed. Then the applicant will file 1 copy with the County.

8. The deed will need to show the easement requirements, setback requirements, shared driveway.

Motion to close the meeting at 6:40PM made by Joan, seconded by Bill.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.