

Town of Corinth Planning Board

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**Planning Board Meeting Minutes:
August 21, 2025**

Chair: David Barrass

Members:

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

Town Attorney: Jackie White

Planning Board Secretary: Lynn Summers

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

Attendance: Board Members Present:

Dave Barrass, Joan Beckwith, Kevin Cleveland, Bill Duell (Alternate), Nicholas Denno

Board Members Absent: Dan Willis

Town Attorney Present: Leah Everhart (Jackie White was absent)

Public Present: Nicholas Denno, Kristin Darrah

Previous Minutes: 7-17-25: Motion made to approve the 7-17-25 minutes as presented by Joan Beckwith, seconded by Bill Duell. All in favor- aye

New Boundary Line Adjustment Application

TM# 98.-1-15.2 and 98.-4-55

Denno: 183 Wells Rd and 33 Atwell Rd

Kristin Darrah representing the Denno Application

Board Member Denno recused himself from review of this application and remained in the room as the applicant.

Kristin Darrah- this is a straightforward Boundary Line Adjustment (BLA), it is a long deep lot, taking the rear of the lot on Atwell and combining with the Wells Rd Lot.

Chair: The map submitted does not show the structures that are located on the Atwell Road lot. Our Planning Board (PB) criteria states that in order to declare this as a non-jurisdictional BLA it has to comply with the Zoning Setback requirements, showing there are no encroachments. The structures should be shown on the map.

The existing property line should be a dashed line and the proposed line should be a solid line.

Chair asked the applicant where the septic and well are located. Applicant responded the septic is behind the house and the well is in front of the house.

Chair: Stated in his opinion the PB should proceed with the application because the County GIS aerial photo clearly shows that the structures are located far from the proposed boundary and the action will not cause a setback violation. Meets the PB criteria: the proposed line is not creating a new lot.

Attorney Everhart asked if the Board usually completes the SEQRA process for BLA's.

Chair: According to the Town of Corinth Land Use Law the PB is not approving the BLA, they are declaring that it is a Non-Jurisdictional BLA and not a Sub-Division.

Motion made to declare that the application for a boundary line adjustment on the lands of Nicholas and Amanda Denno is a Non-jurisdictional Boundary Line Adjustment by Joan Beckwith, seconded by Kevin Cleveland. All in favor-aye.

Applicant needs to provide 2 mylar and 1 paper copy of the maps. The Deed needs to clearly state that the BLA is merging and not creating a new lot.

Motion to close the meeting at 6:20 PM made by Joan, seconded by Kevin.
All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.