

Town of Corinth Planning Board

600 Palmer Avenue
Corinth, New York 12822
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**Planning Board Meeting Minutes:
March 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: Nicholas Denno, Dan Willis, Dave Barrass

Absent: Joan, Kevin

Town Attorney Present: Jacquelyn White

Public Present: Ellen Mitchell, Linda Bartolotti, Lawrence Bartolotti, Mr. Bartolotti

Previous Minutes: 2-20-25: Postponed to the next PB meeting - Not enough members present that attended the 2-20-25 meeting

1. Pre-Application Conference

Hollister Rd Sub-division: Ellen Mitchell

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

Chairman: provided an overview of the Sub-division and Board Discussion

- Chair met with Ellen last summer
- Explained 2 flag lots out back would be a minor sub division
- Suggested that she come in with a sketch plan
- Last meeting Ellen provided a Drawing from the Surveyor, which shows a 4 or 5 lot Sub-division, showing a road with a series of easements over the lots. The information was provided to the Zoning Administrator who agreed it would be a major subdivision.
- At the previous meeting we suggested flag lots and discussed Emergency Vehicle access with a turn around.
- The revised plan submitted for this meeting shows tax map parcel 37.11 being merged with parcel 37.12 and then subdividing the merged parcel into 3 lots which is a minor subdivision.
- Unfortunately the problem is the surveyor is making it more complicated than it needs to be. He is presenting it as an amendment of an 18 year old subdivision by a previous owner and showing lots numbered 1 – 5 which would be classified as a major subdivision.
- Surveyor needs to add a driveway note on the survey drawing
- Ellen Mithcell was advised that she needs to submit a subdivision application
- Parcel is not on a County road so we do not need a Saratoga County Planning Board (SCPB) Determination
- It was pointed out that no approvals are being given tonight. A subdivision application must be submitted so the Board can begin the review process.

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) received

- ZBA has granted a use variance for the project
- Zoning Board held a Public Hearing – only one person attended and had no concerns
- Planning Board waived the Public Hearing at the last meeting.
- Pre-liminary review at the 2-20-25 PB meeting
- Zoning Administrative, Matt Rogers Determination- discussion points:
 - Driveway material, fire concern- needs to be discussed with the Fire Chief, parking, stormwater and drainage runoff, how will the wetlands be protected during and after construction, outdoor storage, landscaping, outdoor lighting, state highway-need State DOT permit for the new entrance.
- Septic- not needed

- State highway- referral sent to the SCPB- No determination yet, they have requested additional information
- Wetlands - NY State had new regulations that went into effect on 1-1-25- however they do not apply because the parcel is in the Adirondack Park Association (APA)

Applicant- Larry Bartolotti:

- Provided a revised drainage plan
- Changed the elevation on the neighbors side
- Provided driveway material, outside lighting, DOT application information provided

PB Chair and Board:

- We do not have the SCPB Determination, so there will not be any approvals tonight
- Need more detail on the driveway materials
- Concerned about the water run off to the neighbor
- Adding a curb to the back of the applicants property – concerned not seeing a beginning and stop point on drawing
- Not seeing elevation on the drawing
- Need to see a set of plans identifying the black top curb and the design contours- need modifications
- Lighting is ok
- Sign- applicant provided a picture of the sign and checked the sign laws
- NYSDOT- are they going to want changes on the driveway entrance- Larry Bartolotti response- I'm waiting on the response
- Entrance- need note on the plans
- Green space- add note on the plans
- Timetable – the existing building frame and the new building? Larry Bartolotti response- working on both buildings at the same time.
- Silt fence? Larry Bartolotti- response yes
- Color scheme- Bartolotti -roof will be hunter green

PB – completed the Short Environmental Assessment Form Part 2 – the applicant has provide Part 1 completed

- Unlisted Action
- All 11 questions were answered No or small impact may occur
- Motion made to declare a negative declaration under SEQR that the proposed action will not result in any significant adverse environmental impacts by Dan Willis, seconded by Nicholas Denno. All in favor- aye

Chair will email a list of the additional requested information.

Items requested:

- The location of the proposed curb
- A cross section view of the proposed curb
- Design contours showing what the final grade will look like
- A note that the existing gravel driveway will be removed
- Label the areas that will be seeded with grass

Chairman will contact the fire chief

Motion to close the meeting made by Nicholas, seconded by Dan.

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.