

Town of Corinth Planning Board

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**Planning Board Meeting Minutes:
April 17, 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, Kevin Cleveland

Absent: Joan Beckwith

Town Attorney Present: Jacquelyn White

Public Present: Lawrence Bartolotti, Kristin Darrah, Chris Clothier

Previous Minutes: 2-20-25: Postponed to the May 15 PB meeting - Not enough members present that attended the 2-20-25 meeting

Previous Minutes: 3-20-25: Motion to approve the 3-20-25 minutes as presented by Nicholas, seconded by Dan. All in favor Aye

New Boundary Line Application (BLA)

TM# 73.6-2-13.1

Marcotte, John – 4 Dusty Rd

Kristin Darrah- Darrah Land Surveying representing the Marcotte BLA application. BLA to fix the mobile home encroachment.

Chairman- Zone R-2 no longer R-3, lot size requirement is still 1 acre but these are pre-existing lots.

PB Comments: Looks like a straight forward BLA

Adjusting the boundary between two adjacent pre-existing substandard lots to correct a mobile home encroachment over the property line. The lot line adjustment will result in a no net change in the acreage of either lot and will comply with the setback requirement for the mobile home. The Board is prepared to determine it to be a non-jurisdictional boundary line adjustment.

Dan Willis questioned if it needed to go to the ZBA because they are substandard lots.

The Board will be forwarding the information to the Zoning Administrator for determination.

New Special Use Application

TM# 73.-1-58

Chris Clothier – 20 Co RT 10

Applicant: currently has two goats and can only have one goat – goats are a herd animal and need to be raised in at least a pair.

Planning Board Comments and Zoning Administrator Determination

Zoning requires 1 acre of open space per animal without a special use permit and the applicant has less than 2 acres.

- Need adequate space for the animals
- Need manure storage location – needs to be a minimum of 100ft from any property line or a minimum of 200ft from a property line up gradient from an existing well
- Wells on adjoining properties should be located and mapped to confirm sufficient separation distances.
- Setbacks are fine. Use current map to show the well locations, just a sketch not a survey
- Need waste management plan- plan to periodically get rid of manure, write up a plan
- Town code enforcement officer said he has no problem with granting the Special Use Permit
- County Highway- need SCPB review and determination – referred to the SCPB on 4-9-25 for their 5-15-25 meeting
- SEQR- Type II – no review required

Public Hearing scheduled for 5-15-25: Clothier Special Use Permit

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

Planning Board (PB) Member Kevin Cleveland recused himself from the Corinth Self Storage Application review.

PB Chairman explained:

- That the board just received a revised plan on Friday. Therefore, the PB had not had time to review the new information.
- The revised information has been forwarded to the Zoning Administrator, Matt Rogers and to the SCPB.
- The PB had requested information at the 3-20-25 meeting, however it is not on the electronic file received on email.
- The paper copies were received on Wed.
- PB needs a set of plans that shows your intentions, need grading plan on the maps. This is not a good set of plans.
- Need the DOT driveway location. Applicant said he is waiting on the DOT.
- The PB can approve the application with a condition regarding the driveway.

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

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.