

## 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: June 19, 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 (arrived late), Kevin Cleveland (arrived late), Nicholas Denno, Bill Duell (Alternate)

Board Members Absent: Dan Willis

Town Attorney Present: Jackie White

**Public Present:** Bruce Towers, Eric Butler, William Bills, Vickie Phillips, Bill Bradley

**Previous Minutes: 5-15-25:** Motion made to approve the 5-15-25 minutes with one correction (the PB can approve the Hot Diggity Dog Site Plan application without the DOT driveway entrance permit), by Nicholas, seconded by Bill.  
All in favor Aye

#### **Sub-Division- Bradley-47 Hack Rd**

**TM# 87.-2-68**

**PB-2024-0001**

- Initial Review at the **4-18-2024** Planning Board Meeting (PB)
- **PB 4-18-2024** Meeting- Board advised applicant that our zoning administrator requested that the existing use of proposed lot 2 be identified so it could be determined if it was compliant with set back and lot size requirements.
- Public Hearing Opened on **5-16-2024** (Still Open)
- Letter from the Planning Board (PB) Dated **4-9-25** to Victoria Phillips  
Re: proceeding with the Sub-Div Application
- Applicant- Victoria Phillips recently contacted the PB and expressed her interest in proceeding with the Sub-Division application  
Zoning Administrator Jim Martin Determination: Everything is ok with compliance with the Town Code.  
Jim does recommend that the primary use of the existing building on lot 2 needs to be established.
- Zoning Administrator Determination - Matt Rogers- determination – same conclusion as Jim Martin's Determination.

Let the record show that members Joan Beckwith and Kevin Cleveland were not present and did not participate in the review of this agenda item.

**PB-**The Public Hearing opened on 5-16-24 and left open until the applicant provided the information regarding the use for the building on lot 2. The applicant just provided the information requested.

Applicant Victoria Phillips stated that the building on Lot 2 has been used by the Bradley Septic business for 31 years. We are doing the subdivision so that lot 2 will stay with the family.

#### **PB Discussion:**

Zoning Administrator Jim Martin: the proposed minor subdivision and associated boundary adjustment meets the dimensional and use regulations of the RR District.

Zoning Administrator Matt Rogers: the septic business located on lot 2 can be considered a pre-existing non-conforming use.

PB Completed the SEQR Pt 2 and 3 with the Town Attorney Jackie White.

Motion made that the proposed action will not result in any significant adverse environmental impacts by Nicholas, seconded by Bill. All in favor- aye

The applicant, Victoria Phillips, must provide proof that she has the legal right to subdivide the property.

No more public comments.

Motion made to close the Public Hearing made by Nicholas, seconded by Bill. All in favor-aye

Motion to approve the two-lot subdivision of lands now or formerly of Jean M. Bradley with the following condition:

1. That the applicant, Victoria Phillips, provides evidence that she is the executor of the Estate of Jean M. Bradley.

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

The applicant needs to provide 2 Mylars and 1 paper copy of the map to the Town PB. Chairman will stamp and sign.

Let the record show that planning board members Joan Beckwith and Kevin Cleveland were present and participated in the review of the following agenda items.

**6. New BLA Application: PB-2025-0005**

**Towers/Bills Jr.**

**TM# 99.9-1-5.1 and TM# 99.9-1-3**

Applicant Bruce Towers explained that his mother is selling the property. Mr. Bills is his neighbor and would like access to the creek running through the property.

**Planning Board Discussion**

Reviewed the drawings

PB did not have any questions.

Motion made that the lot line adjustment between lands of Bruce R. and Donna L. Towers and Lands of William C. Jr. and Chandice L. Bills is a non-jurisdictional boundary line adjustment by Joan, seconded by Kevin. All in favor- aye

Applicant needs to provide 2 Mylars and 1 paper copy to the Town PB for the Chairman to sign and stamp. File the deed with the language stating that the parcel conveyed is joined and merged with the Bills property.

Chairman noted that there is a Tax Map number typo on the map and needs to be corrected before providing the Mylars to the PB. It says 99.-2-5.1 and should be 99.-9-2-5.1.

**7. New BLA Application: PB-2025-0006**

**Butler/McCasland**

**TM# 74.-1-83**

**TM# 74.-1-60.2**

Applicant is conveying a small parcel of land to the neighbor Jakob McCasland.

**Planning Board Discussion**

No questions

Motion made that the lot line adjustment for Jakob McCasland and Brooke McCasland is a non-jurisdictional boundary line adjustment by Joan, seconded by Nicholas. All in favor- aye

Applicant needs to provide 2 Mylars and 1 paper copy to the Planning Board for the Chair to stamp and sign.

Deed needs to include the language stating that the parcel conveyed is to be joined and merged with the McCasland property.

**Previous Minutes 2-20-25**

Motion made to approve the 2-20-25 Minutes as presented by Kevin, seconded by Joan. All in favor- aye

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

All in favor- aye

Respectfully submitted by Lynn Summers, Planning Board secretary.