

October 1, 2026

Town of Corinth Planning Board
600 Palmer Avenue
Corinth, New York 12822

Re: The VonAhn Family Major Subdivision — 216 Miner Road

Tax Map Nos. 98.-1-33.2, 41, 42, 46.1, 46.2 and 47 | Rural Residential (R-R)

All,

On behalf of Richard VonAhn, Van Dusen & Steves Land Surveyors respectfully submits the enclosed preliminary and final major subdivision application, Full Environmental Assessment Form, and two-sheet subdivision map for the VonAhn Family Major Subdivision at 216 Miner Road. The proposal is a reconfiguration of six existing tax parcels, accomplished by boundary line adjustment and subdivision, resulting in nine lots totaling 143.57 acres. Each lot has been designed to comply fully with the Town of Corinth Rural Residential (R-R) district. The lots are laid out around the existing structures and the natural features of the land. No new development is proposed, and no new public or private road is proposed.

Lots 2 and 3, on the north side of Miner Road, are lots of an already-approved and filed subdivision. They are shown because they are contiguous and under common ownership, and they are not altered. Lot 1 of that subdivision is revised only by the addition of acreage, so that the revised lot has adequate area and frontage on Miner Road. Lot 4, reconfigured from tax parcel 98.-1-46.1, now has adequate direct frontage on Miner Road. The remaining lots are created or adjusted from the six existing parcels, so that the tract goes from six tax parcels to nine lots, all as shown on Sheets S-1 and S-2.

Tax parcel 98.-1-37 is an adjoining pre-existing tax parcel under common ownership. It is shown on the mapping because it is contiguous, and it will not be altered. A portion of the holdings lies in the Town of Greenfield, tax parcel 98.-1-3. That parcel is likewise contiguous land in the same ownership, is shown for that reason, and is not changed.

Two-foot contour intervals referenced to USGS datum are shown on the plat, as required for a major subdivision. Watercourses, wetlands, classified streams, and the other significant land features are shown and will not be affected by the reconfiguration. No construction, grading, or new roadway is proposed.

Items marked N/A on the Town's major subdivision checklist are omitted because they do not apply. Preliminary items 5 through 8 — street plan and profile, dedication statements, protective covenants, and preliminary bridge and culvert designs — are not applicable. There are no new streets, no areas proposed for dedication, no new development for which covenants would govern construction, and no bridges or culverts to design. Final items 5 through 11 are omitted on the same basis. Private wells and septic systems will continue to serve the existing dwellings.

We thank the Board for its review and look forward to discussing the application at your next meeting.

Respectfully submitted,

Matthew C. Webster
Van Dusen & Steves Land Surveyors
Agent for Richard VonAhn
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Enclosures: Major Subdivision Application; Full EAF; Map of a Proposed Subdivision (Sheets S-1 and S-2); Narrative Cover Letter