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:
October 15, 2026

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 6:10 PM

Attendance: Board Members Present:
Dave Barrass, Nicholas Denno, Bill Duell (Alternate), Kevin Cleveland arrived 10 mins late

Town Attorney Present: Jacquelyn White

Board Member absent: Joan Beckwith, Dan Willis

Chairman noted for the record that the alternate planning Board member Bill Duell will be a voting member tonight

Public Present:
Christine Havens, Dwight Havens, Matthew Webster, Rich VonAhn, Jennifer Kietzman, Nick Sumner, Chuck Pafundi- Sundara

Previous Minutes Review/Approve 9-17-26:
Motion made to approve the 9-17-26 Planning Board Minutes with one correction, 90 Cabins proposed not approved, by Nicholas Denno, seconded by Bill Duell. All in favor- aye

Sundara Planned Development District (PDD) Pre-Application Conference Continued
Property owned by ANW Holdings, Inc. Location: TM# 88.-1-43 and 88.-1-4.2 (86.8 acres on Folts Rd
Proposing a Retreat and Eco-lodging. Development with an events venue
Planned Develop District (PDD) Process
The process involves review by the Planning Board and legislative action by the Town Board.
Step 1- pre application conference with the Planning Board (PB). The PB reviews the sketch plan and determines if it is in compliance with the Town Code. Once the Planning Board finds that the sketch plan as submitted is sufficient, the Planning Board sends a letter to the Town Board stating the board completed the pre-application review of the Sketch Plan submitted for the Sundara Tiny Home & Nature Retreat Planned Development District project located on Folts Rd and finds it to be in compliance with Section 89-20 B of the Land Use law.

Chairman explained to the Public in attendance that this meeting is not a Public Hearing, there will not be any Public comments tonight.

At the last PB meeting the board reviewed the Zoning Administrator comments. Applicant stated they had responded to the comments from Zoning Administrator, Matt Rogers of LaBella Associates.

Chuck Pafundi, representing the Sundara Project stated that he sent the responses to the PB. However, he hadn't emailed the document. He verbally reviewed the responses and will send it after tonight's meeting.

Mr. Pafundi stated that they are Focusing on the PDD sketch plan process right now, not the Site Plan requirements. Regarding the On-site Solar Energy Array we are not looking for relief on the solar moratorium in the PDD application.

Discussion regarding the PDD process

Chairman: The PDD process:

- PB determines if the sketch plan meets Town Code and then the PB issues a letter to the Town Board.

Town Council

1. Following the PB determination, then the PB issues a report to the Town Board recommending that they accept a formal application. After formal application to the Town Board then it comes back to the PB. Ultimately, the Town Board takes legislative action then the project comes back to the PB for Site Plan Review.

PB Comments

It was the consensus of the Board that the sketch Plan meets the PDD requirements. It was pointed out that Phase 3 could be a troubling area due to steep slopes.

Planning Board also recommends that the Town Board

- Look at the fire department access
- Request a formal traffic impact study
- Consider Impacts on the neighbors
- Visual and sound impacts

PB is ready to consider the sketch plan is complete.

PDD Pre-Application Review

Resolution- ANW Holdings, Inc., - Tax Map Parcel Numbers 88.-1-43 and 88.-1-4.2 4 Folts Road

The Planning Board hereby,
Resolves that the sketch plan submitted by ANW-Holdings, Inc. for a proposed Planned Development District is sufficient and complete; and
Further authorizes and directs the Chairman of the Planning Board to sign and deliver the attached written report to the Town Board and incorporates the findings of the attached report herein, made by Nicholas Denno, seconded by Bill Duell, All in favor- aye

The Planning Board referral letter to the Town Board

TOWN OF CORINTH

Planning
600 Palmer Avenue
Corinth, New York 12822
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To: Corinth Town Board

At the October 15 Planning Board meeting the Board completed the pre-application review of the Sketch Plan submitted for the Sundara Tiny Home & Nature Retreat Planned Development District project located on Folts Road in compliance with Section 89-20 B of the Land Use Law. The Planning Board finds that the sketch plan as submitted is sufficient and complete and meets the planning objectives of Town. The Planning Board recommends that the Town Board take action to approve or disapprove the sketch plan. If the sketch plan is approved and the applicant proceeds to submit a formal application for the establishment of a Planned Development District the Planning Board suggests that the preliminary submission include the following information:

- Sufficient design details to determine the feasibility to construct cabins, roads, trails and utility lines in areas having slopes of 15% and greater while minimizing the impact on the environment.
- Sufficient design information regarding year round emergency access including roadway width, turning radii, turnaround areas, and water supply, especially in steep slope areas.
- A formal Traffic Impact Study.
- Sufficient design information to demonstrate how the impacts on adjoining residences will be mitigated, including visual and sound impacts

David F. Barrass
Planning Board Chairman

The applicant was informed that they need to provide the Escrow Payment

The public was advised that The Sundara Project narrative is posted on the Town website.

Applicant- VonAhn Major Subdivision: PB-2026-0003
216 Miner Rd
TM# 98.-1-33.2, 37, 41, 42, 46.1, 46.2, 47
Matthew Webster represented the applicant

Narrative:
Reconfiguration of six existing tax parcels into nine lots, each designed to comply with Town of Corinth zoning. Lots 2 and 3 are from an already approved and filed subdivision and are not changed. Lot 1 of that subdivision is revised only to add acreage; Lot 4 has adequate frontage on Miner Road. Lots are laid out around existing structures and natural features. Some of the property can continue traditional farming; other parts may later be developed with the lowest impact on the land and the community. No construction is proposed now. The application seeks only to reconfigure the lots and create the new ones. Tax parcel 98.-1-37 is an adjoining pre-existing parcel under common ownership and will not be altered. Parcel 98.-1-33.2 is an adjoining pre-existing parcel under common ownership and will not be altered. No change to Greenfield parcel 98.-1-3.

Chairman:
The application has been referred to the Saratoga County Planning Board for their 10-15-26 meeting, we will have their Determination for our 11-19-26 meeting.

It was noted that the dimensions of lots 2 and 3 on the previously approved minor subdivision are different than the same two lots on this new subdivision. Applicant responded that there was an error in the previous subdivision that was discovered and corrected at the time of filing with the County. The Board agreed that since the County has the correct information and since the new subdivision replaces the original subdivision, this should not be a problem.

Zoning Administrator Determination:
The plat identifies both an existing lot 3 and a proposed lot 3 and omits lots 5 and 6.
The planning Board may wish to require the applicant to identify which olots were previously approved and filed, which lots are proposed and which are subject to boundary line adjustments.
For parcel 98.-1-33.2 applicant should clarify whether the change from 0.88 acres in County records to 0.77 acres on the plat represents an actual reduction in parcel area or a survey correction.
The proposed eastern property line of lot 7 appears to bisect a foundation shown on the plat.
The submitted subdivision plan fails to illustrate current zoning and building setback lines as required for major subdivision plan fails to illustrate current zoning and building setback lines as required for major subdivisions.
Given the subdivision application indicates no immediate construction is proposed, the Planning Board may wish to explicitly define the scope of review within its resolution.
Planning Board Discussion

- The Planning Board instructed the applicant to revise the map to identify which lots were previously approved and filed and which lots are newly proposed, and which are subject to boundary line

adjustments. In addition, they were instructed to show the existing tax map parcel numbers and boundaries. The subdivision lot numbers should be consecutive and the lot 3 duplication corrected.

- The area discrepancy for parcel 98-1-33.2 was discussed. The applicant stated that the boundaries of the pre-existing parcel have not been changed and the acreage discrepancy was attributed to the results of their current boundary survey vs the tax map acreage.
- The existing foundation shown on the boundary of lot 7 was discussed. The applicant stated that this is the remains of a concrete slab foundation for an old chicken coop. The chicken coop structure has been removed and there are no plans for reuse of the slab. The board agreed that there was no need to have it removed.
- Given that there are no proposed roads or infrastructure and no immediate construction is proposed, the Board waived several major subdivision requirements such as proposed house and driveway locations, septic system and water supply design, grading plans, and zoning and setback lines. However, the applicant was requested to put the following note on the final map.
- " APPROVAL OF THIS SUBDIVISION PLAT ESTABLISHES THE CONFIGURATION OF THE LOTS SHOWN HEREIN AND DOES NOT ACT AS A FINAL GUARANTEE OF FUTURE BUILDABILITY, NOR DOES IT WAIVE THE REQUIREMENT FOR FUTURE BUILDING PERMITS, HEALTH DEPARTMENT REVIEWS, AND COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES WHEN AND IF DEVELOPMENT OCCURS."

Full Environmental Assessment Review Part 2 and 3 completed by the board.
Motion made that there are no significant adverse impacts on the environment, therefore issuing a negative Declaration by Nicholas Denno, seconded by Kevin Cleveland. All in favor- aye

The Public Hearing was set for the November 19 meeting.

Chairman:
There is a recreational fee of $500.00 per lot due at the final approval.

Motion made to close the meeting at 7:30 PM by Kevin Cleveland seconded by Bill Duell.
All in favor- aye
Respectfully submitted by Lynn Summers, Planning Board secretary.