

**Village of Corinth
Planning Board Meeting
October 6, 2025 – 5:30 pm
Location: Firehouse**

Meeting called to order at 5:35pm by Chairperson Morreale.

Attendance: Phyllis Morreale, Rickey DiLorenzo, Jennifer Kietzman, Code Enforcement Officer Neil Hepner, Village Attorney-Alexandra Finocchio, and Recording Secretary-Renee Hala

Quorum Present

Excused: Jim Robbins

Also Present: Anthony Vaccarielli – Applicant
Michael Bouchard – Project Assistant
Kevin Granger, Fire Chief
Jason Petrovitch, Resident

1. **Review/Approve September 22, 2025 Meeting Minutes** - Motion by Phyllis Morreale, seconded by Rickey DiLorenzo, to approve the 9/22/2025 meeting minutes as presented.
All in favor ~ aye

2. **Old Business:**

Application #PB-2025-0003- Subdivision of Land

Applicant: Anthony Vaccarielli for Schuyler, LLC

Location: 16 William St

Tax Map ID: 59.81-1-28

Zoned: Village Residential 1

Description of Project: Subdivision of parcel into three (3) lots

Mr. Vaccarielli stated that a Jurisdictional Inquiry Form was submitted to the Adirondack Park Agency (APA) for Jurisdictional Determination, they are still waiting for a response.

CEO Hepner stated he has not received a determination from the Saratoga County Planning Board, they have requested additional information.

The board received an updated layout plan identifying the lot widths are conforming with the village code.

Board Discussion:

Emergency access to the subdivided properties

Expansion of common driveway to 20 feet was acceptable and will be reflected in a revised subdivision map

Concerns of additional traffic on William Street which is narrow, approx. 14 feet

Emergency vehicle turnaround

Water supply and Fire protection

Maintenance of common driveway

Flow rate from the William Street hydrant, not adequate for emergency response

Concerns of additional garbage and recycling cans, on an already congested street – possible condition to require applicant to obtain a dumpster

Flow test of the hydrants at applicant's expense, to be supervised by the DPW Superintendent
Village and applicant separately obtain engineered advice on any site limitations identified

Mr. Bouchard reiterated to the board that in his opinion there is precedent to this project given the fact that this subdivision project was previously approved and nothing has changed in the plans.

CEO Neil Hepner stated that he will request input in writing from the DPW Superintendent regarding water and sewer feasibility.

Neil also stated, that he feels the applicant has provided all the documents requested from the board for the sketch plan and recommends approval.

Motion made by Phyllis Morreale to declare the project a minor-subdivision, seconded by Jennifer Kietzman.

All in favor ~ aye.

The Planning Board made a motion under Village Code Section §435-29 to provide the applicant with a conditional waiver from the requirement of Section §435-22 (F) that requires all subdivisions to have at least two street connections to public streets. The board will waive the requirement subject to the condition that the applicant:

1. Install a fire hydrant on the property, the location to be determined by the Fire Chief and the applicant.
2. The proposed common driveway be expanded and conform to the fire apparatus access road requirements under the NYS Fire Code.
3. Access to the property and the common driveway conform to the standards of the Fire Department.

Motion made by Rickey DiLorenzo and Seconded by Phyllis Morreale.

All in favor ~ aye

The Planning Board made a motion to find the sketch plan application complete and motioned to conditionally approve the sketch plan with the following conditions:

1. The applicant must address all of the general requirements and design standards in Article VI of the Subdivision Code, to determine site limitations, and must show all the requirements on the preliminary plat or provide an explanation as to why the requirements and standards cannot be met.
2. The applicant and board obtain expert advice on the site limitations, including:
 - (a) Water availability to site for emergency response.
 - (b) How the expansion of the common driveway into a fire apparatus road impacts the proposed sewer and water line placement, whether it creates an issue involving the minimum setbacks.
 - (c) Whether the transition of the driveway to a fire apparatus road and installation of a hydrant will provide adequate emergency response and services.
3. The village engineer reviews the project in general, in addition to determining the project is meeting all of the Article VI requirements and design standards.

Motion made by Phyllis Morreale and Seconded by Rickey DiLorenzo.

All in favor ~ aye

3. **Next Meeting** – To be determined.

4. **Adjournment**

There being no further business a motion was made by Phyllis Morreale and seconded by Rickey DiLorenzo to adjourn at 7:03 PM.

All in favor ~ aye.

Renee C. Hala
Recording Secretary