

**Village of Corinth
Planning Board Meeting
September 22, 2025 – 5:30 pm
Location: Firehouse**

Meeting called to order at 5:41pm 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
Kendra Schieber, Resident

1. **Review/Approve August 25, 2025 Meeting Minutes** - Motion by Rickey DiLorenzo, seconded by Jennifer Kietzman, to approve the 8/25/2025 meeting minutes as presented. All in favor ~ aye.

2. **New 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

Michael Bouchard, Project Assistant spoke on behalf of Schuyler Homes, LLC, he stated that the proposed subdivision is of a property that previously received subdivision approval but was merged back to one parcel. The current subdivision application calls for three lots with a shared driveway requiring easements and a maintenance agreement.

Mr. Bouchard stated that a Jurisdictional Inquiry Form was submitted to the Adirondack Park Agency (APA) for Jurisdictional Determination, they are still waiting for a response. A map was provided by the applicant showing that there are no wet lands on property.

Attorney Finocchio stated in looking at the layout plan submitted the frontage needs to conform with the village code, the minimum lot width is 100 feet, lot width for lot 3 needs to be determined, if determined to be non-conforming, an area variance application will need to be submitted to the zoning board for review.

Attorney Finocchio stated that the widths need to be identified on the map for the record, showing they are in conformance.

Fire Chief Granger was present and stated that Neil approached him and asked him to review the most recent plans submitted for the subdivision. The Fire Department found deficiencies with the project as it is currently shown in the layout plans. The applicant, board and Chief Granger discussed his findings, inadequate water resources, inadequate access to structures, and lack of more complete plans present too many unknown factors which would come into play in an emergency. All of these factors need to be substantially improved.

Mr. Vaccarielli expressed frustration given the fact that this subdivision project was previously approved and nothing has changed in the plans.

Jennifer Kietzman stated that the prior approval has since expired. The current planning board will review this subdivision application from the start.

Attorney Finocchio stated she did not see sewer lines on the sketch plan, all available utilities need to be shown on the sketch plan as stated in the village code; Application Requirements §435-12 (E).

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

Motion made by Phyllis Morreale to make conditional waiver as to the location of the existing sewer lines not provided on the sketch plan, to be confirmed by the DPW Superintendent, seconded by Jennifer Kietzman.
All in favor ~ aye.

Jennifer Kietzman asked if the proposed Covenants and Restrictions can address lot 4.
Mr. Vaccarielli stated yes.

Chair Morreale recommended that the board table the application so that the board can review the Village Comprehensive Plan and also Chief Grangers review due to the fact that they had not been able to review it prior to the meeting.

Motion by Phyllis Morreale, seconded by Jennifer Kietzman, to table the application for further review. It was requested by Chair Morreale that the applicants submit the documents required for the next meeting by Wednesday, September 24th.
All in favor ~ aye.

3. Next Meeting – Monday, September 29, 2025 at 5:30pm.

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