

**Village of Corinth
Village Planning Board
Meeting Minutes
March 23, 2021**

Planning Board Volunteer Chair Pete Morreale called the meeting to order at 6:00PM.

Attendance: Diane Hull, Pete Morreale, Deb Stollery (Alternate Member) Code Enforcement Officer Neil Hepner, Village Attorney- Stefanie Bitter, Secretary-Lynn Summers
Quorum present

Public Present: Applicant- Louis Faraone, Architect- George Farnum

1. Review/Approve December 9 2020 Meeting Minutes- Motion to approve the 12/9/20 Minutes as presented made by Diane Hull, seconded by Pete Morreale, All in favor – aye

2. Initial Review

Application # PB-2021-0001

Site Plan Review

Louis Faraone

91 Main St/Rt 9N

Zoned- Business

Presentation by:

Neil – Code Enforcement Officer

2 Family- adding a 3rd apartment

Outside – no change

Stefanie- Attorney- What parking is available for the tenants?

Neil- that is a consideration – currently using the Public Parking Lot across the Street

Pete- noticed a car parked behind the building

Neil- will look at the parking situation

Public Hearing? – Planning Boards discretion to hold a Public Hearing- if necessary

Stefanie read the factors that determine if a Public Hearing is necessary

Pete asked is the only thing doing different on outside a deck?

Neil – the only other changes are the interior

- adding the Board and Batten Siding to the back side of building

Neil- no problem with the project, nice apartments, no major impact on the neighborhood, spoke with the applicant several times, drawings are not the easiest to understand

Deb- Nice idea

- parking downtown is a common issue

Diane – Parking across the Street?

Neil- doesn't think it is a problem.

Pete – sounds like everyone is in favor

Stefanie - Can waive Public Hearing

- type II action
- SEQR- not an issue
- Parking
- Waiver or go to Zoning Board?

Neil- doesn't know the answer to the Parking issue

Stefanie- ZBA- 2 more parking spots under the review of code

- Make sure the tenants have a place to park
- Parking on the Street
- Code- each apartment has to have 2 parking spaces

Village Clerk- Nicole- Village parking lot is declared a surplus –

- no parking on the Street overnight from Nov 1 to April 1

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Stefanie – how is the applicant going to address the parking?

- Advise the applicant – go to the Zoning Board for an Area Variance for parking , once the area variance is issued then go back to the Planning Board

Deb- asked what about the lot behind the Post Office for parking?

Neil- Parking negotiated at 1 time in the past

- Parking situation is unresolved

Neil/ Stefanie- Concern is the parking

- No parking is associated with that unit
- Need a waiver of that situation
- Come back to the Planning Board
- Stefanie- Village surplus parking can be sold- not readily available - no overnight parking on street from Nov 1- April 1
- ZBA- Identify where parking is available

Lou Faraone – applicant- if the Village Parking is sold he would be interested in buying the lot

Stefanie – first submit to ZBA- Area Variance Application, indicate why they can function without parking,

Village Clerk will reach out to the Village Board

Stefanie- research Area Variance Application

Neil – will look into the parking

Pete- relief for the parking needs to be noted

Motion to table the Site Plan Application made by Deb, seconded by Diane, All in favor – aye

Next Planning Board Meeting scheduled for 4/20/21 at 6:00PM

Village Clerk will set up the Zoom meeting information

Motion to adjourn made by Diane, seconded by Deb, All in favor- aye

Minutes submitted by Lynn Summers -Recording Secretary