

**Village of Corinth**  
**Planning Board Meeting**  
**March 29, 2022 - 5:30pm**  
**Location: Village Hall**

Planning Board Chair Phyllis Morreale called the meeting to order at 5:30pm.

**Attendance:**

Phyllis Morreale, Dianne Hull, Jim Robbins (Alternate Member) Code Enforcement Officer Neil Hepner, Village Attorney- Stefanie Bitter, Secretary-Renee Hala  
Quorum Present

**Absent:** Sherry Mann, Audrey Marion, and Debbie Stollery

**Public Present:** Applicants

Tiffany Ni  
Kevin Cleveland

**1. Review/Approve September 8, 2021 Meeting Minutes** - Motion to approve the 9/08/2021 meeting minutes as presented made by Phyllis Morreale, seconded by Jim Robbins.  
All in favor ~ aye.

**2. Old Business:**

**Amend August 11, 2021 Meeting Minutes** – Motion to amend the 8/11/21 meeting minutes to correct the approval date to 7/14/21 made by Dianne Hull, seconded by Phyllis Morreale.  
All in favor ~ aye

**3. New Business:**

**Application #PB-2022-0001- Site Plan Review/Sign Application**

Applicant: Kevin Wu and Tiffany Ni  
Location: 5-9 Maple Street  
Tax Map ID: 73.27-1-9  
Zoned: Village Business District / Commercial  
Description of Project - Illuminated Sign for Business – “The Spot”

Neil Hepner, CEO stated that Tiffany Ni was present representing a restaurant at 5-9 Maple St. and requesting a sign application approval.

Board Discussion:

Sign complies with all Village requirements except that it will be internally illuminated  
Sign will conform with other similar signs in the Village  
Location of sign is good, will be off the left side of building looking up and down Main St., installed 8 ft. from the ground and will be 3 ft. in diameter  
Sign will not be on after business closing hours  
No interference with traffic lights or signs  
Neil in favor of approval

Stephanie Bitter, Village Attorney stated the Project is Classified as an Unlisted Action.

SEQRA – Completed by the Planning Board – Motion to declare a Negative Declaration by Phyllis Morreale, seconded by Dianne Hull.  
All in favor ~ aye.

Motion that a public hearing is not warranted and the applicant, Tiffany Ni can move forward made by Phyllis Morreale, seconded by Dianne Hull.  
All in favor ~ aye

Motion to approve sign as proposed in application made by Phyllis Morreale, seconded by Dianne Hull.  
All in favor ~ aye

**Application: #PB-2022-0002 - Preliminary Sketch Site Plan Review**

Applicant: Kevin and Michelle Cleveland  
Location: 28 Saratoga Avenue  
Tax Map ID: 73.33-1-26  
Zoned: Gateway Corridor  
Description of Project: Storage Units

Neil Hepner, CEO stated that Kevin Cleveland was present representing 28 Saratoga Ave. and presenting a site plan review application for Storage Units.

**Board Discussion:**

Phyllis Morreale stated that currently the Gateway Corridor is not zoned for storage units.  
Attorney Bitter stated that zoning changes would have to go through the Village Board.  
Neil Hepner stated that the next Village Board Meeting is scheduled for April 6<sup>th</sup>, Mr. Cleveland could attend and talk with Village Board about the project, possibly ask for a Special Use Permit to allow commercial storage within the Gateway Corridor.

**Other Topics of Discussion included:**

Entrance location, setbacks, railroad tracks  
Traffic Control – Will traffic study be affected; project is located near the school bus garage  
Lighting  
Hours of operation and security  
Buffers for homes, bus garage  
Size and height of buildings  
Engineer involvement; wetlands and storm management  
Feasibility Study  
Drawing needs to be more accurate

The Planning Board agreed to table the application until after the applicant speaks with the Village Board regarding the proposed project and zoning.

**4. Next Meeting** – To be announced.

**5. Adjournment**

There being no further business a motion was made by Jim Robbins and seconded by Dianne Hull to adjourn at 6:35pm.  
All in favor ~ aye.