

**Village of Corinth
Village Planning Board
Meeting Minutes
April 20, 2021**

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

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

1. Review/Approve March 23 2021 Meeting Minutes- Motion to approve the 3/23/21 Minutes as presented made by Deb Stollery, seconded by Sherry Mann, All in favor – aye

**2. Second Meeting:
Application # PB-2021-0001
Site Plan Review
Louis Faraone
91 Main St/Rt 9N
Zoned- Business**

Village Attorney, Stefanie Bitter: on behave of Neil
Applicant needs a Parking Variance- has not submitted an application
Need the Saratoga County Planning Board (SCPB) Determinati0on
Acting Chair – Pete- table the application until the applicant goes before the Zoning Board and the Village Board.

3. Application:App #: PB-2021-0002: Presentation/Initial Review: Site Plan Review/Minor Sub-Divide

Zoning: Village Business District

TM#: 74.21-1-39

Project Name: The Riverview at Corinth

Location: 1 Third St.

3 Story-60 Multi-Family Unit Apartment Building-Pine St and Pine St Alley
30 of the proposed 60 Units will be designated as Supportive Housing, intended to house individuals/families who struggle with mental health concerns and who are at risk of homelessness. The following 30 Units will be affordable housing units with 15 unites dedicated to seniors and 15 dedicated to general public.

Presentation by Rise:

Eastern side of the parcel

Need to complete a Sub-Divide Application/Review

Access from Pine St.

Showed the Site-Plan Drawing

Parking for the facility, the number provided is a little less than the required 2 per apt. Has made provisions for more parking if necessary.

Shuttle buses provided for the residents

Hook into the Village Sewer and water

Pete asked: how many 1 & 2 bedroom aps? Rise- 14 one bedroom, 2-2 bedroom

Security? Rise- staffed 24 hours, security guard on site, security cameras, case manager,
registered nurse on site

Deb asked: what is the height of the building? Is it taller than allowed by the code? Neil -Code enforcement officer, said the village code height is 40ft. The building falls under that.

Deb asked: what is the turnover of the residents living in the apts? Rise said it is long term, doing leasing
: Parking? 1 per appt and them staff, will there be enough spots available?

Village Attorney: the applicant needs to go to the Zoning Board (AB) for Area Variance

Rise: most of the residents do not own vehicles, additional parking is not needed

Deb: is parking going to be an issue with visitors?

: Rise- completed a survey of upstate apt. complexes of similar in size and found the number of spaces used are below 25% Income based residents- most don't have vehicles

Village Attorney: shuttle on site? Rise- yes

: this is a concept review, not a public hearing, suggested that the public send in questions prior to the Public Hearing

Pete- yes this is not a public hearing tonight, the Planning Board members will ask questions tonight.

Sherry – Village water and sewer is metered, is there the capacity of the village system for that large of a structure to use water and sewer?

Rise- we spoke with the village Highway Superintendent Art Lozier and he said yes it is adequate.

Sherry- use new or existing lines? Rise- use existing

Deb- you will be charged for 60 units and if you go over you will be charged extra.

Sherry- 10 years tax free, does that include water and sewer?

Rise- pay property taxes and it does include water and sewer-yes we will pay water and sewer tax

Deb- how do the referrals work? Mental health and homeless referrals, how are they classified?

Rise- referrals come in from many different sources. Affordable are income based.

-Individuals in Rise may need Mental Health help- need a little more/extra support

- not a group home

- not a halfway house

Deb- staff 24 hours?

Rise- mainly security, the residents don't need 24 hour support

- Daytime- RN, 2 Case Managers, Property Manager, overnight security guard

Village Attorney – Washington County has a similar building

Rise- somewhat similar

Sherry- At the Town meeting they said there is a waiting list for residents, do the local residents get first priority on the list?

Rise- we can prioritize, when the building is under construction, 6 months prior to completion we will advertise locally

Sherry- asked who pays the cost of the curb cutting and widening of the alley?

Rise- that is included in the site costs.

Deb- 15 units for the elderly- are they away from the 30 mental health apts?

Rise- no not segregated

Diane- re: parking, I understand not many residents have vehicles.

Rise- yes- but we have allotted for additional parking if need arises

Village Attorney- Next

1. submission does not include the survey
2. Need to complete a Sub-Divide
3. ZBA- Parking Variance Application
4. Plans – need to go to the Village Engineer for recommendations

Rise- if we can demonstrate the extended parking we have allowed for will we still need to go to the ZBA for a variance?

Neil- my observation of the Adam Lawrence apts- re: parking- not everyone has a vehicle. Neil will look into it further re: parking ramifications.

Pete- it's not the Planning Boards decision to make re: parking. It needs to go to the ZB.

Motion to refer applicant to provide to the engineer plans with the survey, Sub-divide with survey, applicant to ZBA for parking relief made by Deb, seconded by Diane, All in favor- aye.

Stefanie- is this application ready for a Public Hearing to be scheduled? Pete- no we have several things to put in place first.

1. Public submit questions/concerns to Village Clerk
2. Schedule next meeting
3. Return to meeting

Motion to table the application to the next meeting scheduled for 5/24/21 made by Diane, seconded by Deb, All in favor- aye

5/24/21 Next tentative scheduled PB meeting- will decide if it is going to be a Zoom meeting or in person

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

Minutes submitted by Lynn Summers -Recording Secretary