

**Village of Corinth  
Village Planning Board  
Meeting Minutes  
July 14, 2021**

Planning Board meeting called the meeting to order at 6:00PM

Attendance: Diane Hull, Phyllis Morreale, Sherry Mann, Code Enforcement Officer Neil Hepner, Village Attorney- Stefanie Bitter, Secretary-Lynn Summers  
Quorum present

Public that spoke at the meeting: Betty Wiley, Paula Sheely, Louise Kirkpatrick, John Tangora, Tiffany Lucia, Judy Bedore, Jim Robbins, Jennifer Kietzman, Tim Murphy

**Review/Approve June 22, 2021 Meeting Minutes-** Motion to approve the 6/22/21 Minutes as presented made by Diane Hull, seconded by Sherry Mann, All in favor – aye

**1. Site-Plan Review Application #: PB-2021-0001**

**91 Main St**

**Farone, Louis**

Applicant not present – application tabled- the applicant needs to provide the documentation requested by the Planning Board.

**2. Application # PB-2021-0002**

**Site Plan Review/Minor Sub Divide**

**Site Plan Review/Minor Sub-Divide**

**Zoning: Village Business District – this use is allowed**

**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 units dedicated to seniors and 15 dedicated to general public.

Jason Dell- Lansing Engineering-gave Presentation

- Submitted the Detailed Engineering Plans
- APA jurisdictional form submitted to APA- received a letter from the APA, all requirements met
- Sub-Division Application submitted to the Saratoga County Planning Board (SCPB) Mike Valentine for review
- Had a couple discussions with Don Rhodes (Village Engineer)
- Minor Sub-Divide- New building will be located on the 3.2 acres
- Rise Mission: Our mission at RISE Housing and Support Services is to help people living with mental health, substance use, and other life challenges to remain safe and healthy in the community through housing and supportive services.

Planning Board: Any questions from Planning Board?

None at this time

Motion to open the Public Hearing at 6:08PM made by Diane Hull, seconded by Phyllis Morreale.

**Public comments/concerns/questions:**

- Will the residents be people getting out of jail? Mental issues? Will the residents pay their share of the water/sewer bills?

**Answer- Sybil Newell- RISE:**

- RISE will be billed for the water/sewer.
- Affordable Housing – apartments will be filled through the general process, income qualified
- Supportive Services – Not accepting people from jail
- Saratoga County – RISE has 52 buildings scattered through out the county

**Paula Sheely – representative from the Hudson River Community Credit Union (HRCCU)** read a statement from Sue Commando (HRCCU) regarding the RISE Project. The HRCCU is please to support the RISE Project. Rise and Bonacio Construction is wonderful Community Partners. Sue thanked the Planning Board and Neil Hepner (CEO). Sincerely, Sue Commando  
Sue could not attend the meeting tonight because she had been exposed to The COVID virus.

- **Public Concerns/Questions:**

Louise Kirkpatrick: I heard that RISE is seeking a pilot program seeking tax relief.

Called the Village Hall to confirm tonight's PB meeting. I left a message for the Mayor to call her back. It was 4 days before he returned her call. He said he didn't know anything about the project.

No Planning Board members phone numbers available.

I am concerned with the size of the building located among small houses.

Noise and light pollution in the neighborhood.

Fire Department – does not have a ladder truck. I don't want the tax payers burdened with the expense from the Fire Department needing more equipment.

How do you get the tenants?

Mental health patients discharged from the hospital? Prisoners? 40% of Prisoners have at least 1 or 2 diagnosis.

Where is the Environmental impact information?

**Answer: Jason Dell: Lansing Engineer**

Emergency Services: spoke with the Emergency Services- they asked for an access road and Fire Hydrant be placed to the rear of the building. RISE is providing.

Environmental: the Environmental Assessment Form (EAF) is not required. However RISE has completed the Short Environmental Assessment Form (SEAF). Completed the storm water plans.

Lighting: RISE has minimizing lighting

Landscaping: provided a detailed landscaping plan- shows the buffer

Neil (CEO)- Fire Department- it would be a mutual aid

Sybil – (RISE) we have not accepted anyone from jail

Public- John Tangora- 411 Palmer Ave, lives 30 yards from the proposed building location. He feels the decision has already been made. It happened during COVID.

As a business person he feels that we should get the Mayor, Zoning board, Planning board all together. There is too much confusion.

John- When was the project first brought to the Planning Board?  
Answer: first Site Plan application is dated 3/30/21, Sub-Divide Application  
Dated 4/30/21

Stefanie Bitter (Village Attorney)

This is the first Public Meeting. There is public interest so we made it a point to get it out to the Public.

John- asked are you 6 making the decision?

Stefanie: there are 3 PB members present making the decision. She pointed out each PB member at the table. Before the board responds, this project is a permitted use, no variance is necessary. They can Sub-divide into 2 parcels. There is enough acreage. Site plan approval is within the allowed parameters.

John- I am a landlord. The problems are not always with the renter. They Bring in visitors and they are the ones that cause the problems. I've been renting for 8 years.  
We have a great group of people in Corinth to help people.  
How many signatures will it take to make you change your decision to stop it?

Stefanie: The Planning Board has to go by the code.

Tiffany Lucia- Fire Dept – they do not have a ladder truck, a call would Be mutual aid.

Judy Bedore-Corinth Resident- works for RISE

It is a huge process that people have to go through to be accepted as a tenant of RISE. It is a win, win for the community.

Sybil Newell-RISE

Staffing- 24 hour staffing, 8 people on full time staff

Supportive housing – residents do not require 24 hour supervision.

We have a pool of Per Diem staff.

Camera on building, doors locked

Stefanie- is there a phone number that people in the neighborhood can call?

Jim Robbins-resident

Concern with safety? Security guard? Police?

Sybil Newell-RISE

RISE has overnight security staff. Do not have a law enforcement officer.

Supportive housing- don't need security.

Jennifer Kietzman- Corinth resident- Pine St.

Concerns: with the landscape, water pressure, lights

Believes in the purpose of the RISE housing, has read from the RISE Web the "Mission"

What percentage of each population currently lives in RISE Buildings?

Sympathetic towards the elderly population.

Sybil Newell-RISE: spoke to the number of Substance abuse and history of Mental Health Concerns  
This project, some mental health residents need some oversight.  
Support Services residents are 55 and older. Stable environment for folks and many stay and age there.

Tim Murphy – Resident

Discussed economic development since the Mill went out. The Village and Town have had several economic development studies done. Nothing has been done.

This project will only have 8 staff. Not enough to help the economy in the Community.

What are the Pros & Cons of this project?

Where is the Mayor and Village Board? They should be involved.

Louise Kirkpatrick: Resident

Explain the Pilot Project. They do not pay 100% assessment like the residents.

Other proposed projects in the community were Zoned for and we beat them out. This is not what this community needs.

John Tangora: Resident

Asked if any of the PB members had visited any other of the RISE Buildings.

Get incident reports

Sr. Housing – this is not Sr. Housing

Sybil Newell-RISE Referred to 2013 through 4/2021 incident reports to the office of Mental Health, a total of 21 calls for all of the RISE buildings. She explained what the calls involved and they were not problems with their residents.

Mike Newman- CSD Housing

Attended tonight's meeting in support of RISE.

Affordable housing is taxed on the net operating income.

IRS 990's shows revenues and expenses, shows the full picture for non-profit.

Neil (CEO):

Is it possible to determine what effect the project will have on the water pressure?

Jason: I worked with the Village Engineer and he said there is enough water pressure to supply the new building.

Jason read the comments and responses from a previous meeting.

**Board – any additional comments/questions:**

Phyllis- no, Diane- no

Sherry- I work for the State in a Mental Health home- we have no issues with our residents.

Sherry asked Neil about the Fire Equipment that is available- Neil said they had the paper mill in the community and had no problems and the RISE building is not like the mill.

Sherry would like to visit a RISE building. Is this the biggest building that RISE has?

**Laura Koss spoke: Reform Architecture:**

The building will have a sprinkler system and a stair well fire system.

The stairwell system is called the standpipe system.

They were told  
Mutual aid is 15 minutes away.

No further questions.

Motion made to keep the Public Hearing open and to table the application until the next meeting scheduled for 8/11/21 at 6:00PM at the Fire House pending confirmation of the availability of the space by Diane, seconded by Phyllis, All in favor-aye.

Next meeting scheduled for 8/11/21 at 6:00PM pending the availability of the room at the Firehouse Building.

Motion to adjourn made by Phyllis, seconded by Sherry, All in favor- aye

*Minutes submitted by Lynn Summers -Recording Secretary*