

**Village of Corinth  
Village Planning Board  
Meeting Minutes  
August 11, 2021**

Planning Board meeting called the meeting to order at 6:10 PM

**Attendance:** Diane Hull, Phyllis Morreale, Audrey Marion, Deb Stollery, Code Enforcement Officer Neil Hepner, Village Attorney- Stefanie Bitter, Secretary-Lynn Summers

Quorum present

**Absent:** Andrew Burke, Sherry Mann

Public that spoke at the meeting: Louise Kirkpatrick, John Tangora, Jim Robbins, Jean Hickey, Erika Straight, Ed Von Seggern, Morgan Mircha, Jim Murray Sr, Stacie Boni, Lynette Jenson, Mike Newman, Mary Beth McCre

Applicant Representation: Jason Dell (Lansing Engineering), Justin Grassi (Attorney for applicant), Sue Commando (Hudson River Community Credit Union), Sybil Newell (RISE)

**Review/Approve July 14, 2021 Meeting Minutes-** Motion to approve the 7/11/21 Minutes as presented made by Diane Hull, seconded by Deb Stollery, All in favor – aye

**1. 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
- Email from the Emergency and Fire Services- agreeable to approve
- Village Engineer-RISE is working with Don Rhodes
- 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.

Justin Grassi (Attorney for RISE): referred to the comments and questions from the previous meeting. He said any comments/questions should be directed to the Planning Board (PB).

**Stefanie Bitter (Village Attorney)**

**Planning Board Job:**

Use has been reviewed by the Building Dept – it is a permitted use  
Planning Board (PB) job is to determine if all of the application materials are complete

PB – make determination if the information is completed

PB- Review SEQR

PB- review the Site Plan criteria

**Open to continue Public Hearing: Public Comments**

New Corinth resident – concerns-not for it to go forward

Quiet community

Community needs to grow and thrive

Pine St Alley- small- need to consider making it a 1 way street

Concern with the traffic and number of cars

I Work for RISE- have a son with mental illness, Community needs this

Week ago someone came to my door and asked me to sign a petition against the RISE project – he didn't have any answers to give me about the project

Who is the local government agency for moving the project forward?

**Response:** Lead Agency is the Village Planning Board

How many meetings have been held regarding this application? I didn't see a Public Hearing notice in the paper.

**Response:** PB Clerk- Post Star is the Village Legal Paper- Public Hearing Notice Published on 7/2/21, also as a courtesy the village has it published in the Local First- Local First Paper on 7/8/21

Stefanie – this is the 4<sup>th</sup> meeting- 2 pre-liminary meetings, then the first public Hearing after COVID restrictions lifted, this meeting is not a necessary meeting

What Policies are in place to protect the community?

**Response:** Sybil – RISE- this is not a facility, residents live independently, not a facility or hospital, people come and go freely, people that are already living in your community

Have any decisions been made yet?

**Response: Neil Hepner (CEO):** No, we are in the process of gathering information

Has any similar facility been built in the region?

**Response:** yes in Saratoga County

Has anyone on the PB visited any other of the RISE facilities?

**Response: Neil-** yes, toured the outside of the building, but because of COVID could not go inside the building.

**Neil-** contacted Dr Stratton- Superintendent of Corinth Schools re: the influx of possible students from the RISE building. “**Dr Stratton** said As you stated, there shouldn't be a considerable influx of students. Nevertheless, we can certainly handle the increase. I think the development is good for our community.”

Subsidies? –

**Response:** Sybil – No

Financially?

**Response:** Stefanie – grants & funding is not under preview of the PB, not under the Public Hearing

Funding? Private funding?

**Response: Sybil** – no

It is an apartment building- people can visit

Is this the best application for this property?

We need youth.

Applicant doesn't fit.

Pay in lieu of taxes?

Taxes as of January 2021, \$7.98 per thousand, so \$119,700 a yr that the town will miss out on, Village is \$5.20 , this will drive our taxes up, school passes up \$185,000 a year for 20 years

No place for kids after school or before school

Landlords can't get rid of tenants

7 ½% of overdoses in Saratoga County are from Corinth

**Sue Commando- HRCCU:**

The credit union purchased the property from the Mill 10 years ago

Credit Union Board has been studying for 3 years to bring affordable housing, low income credit

I am on the YMCA Board.

Resident

Need housing and food, community lift everyone up , not effect everyone's day

Do better as a community

Becoming discriminatory, sad- need to help others, all around you

Additional traffic, no Sheriff

60 units is too big, break down in different buildings- smaller buildings

Facility is needed, not that location

Need facility for kids, Town is a better location

We need facility

I'm involved because of the signs up in the Village

Involved in the community, School board, Youth hockey, Girl Scouts

Programs available have a lack of Attendance

Doesn't mean we can't have this project too

RISE- is already in our community, have office at our schools- we have mental illness in our school

Not up for public vote- PB responsible to vote

All of the Zoning, Fire, etc. requirements has been met.

We as a community cannot stigmatize mental illness

It doesn't matter where the YMCA is located, kids do not use it

People helping people

I would like to hear from the PB member that visited the RISE Building

SEQR review, borders a historical building, borders the Adirondack Park

Village Zoning Map – not accurate

**Response- Neil- CEO:** Zoning map has been changed, Zoning is correct- Commercial Zone, no longer industrial

Comprehensive Board – re- read , United Way Analysis Report, Average Corinth Income is \$58,000

**Jason:** does not exceed 10 acres, have sign off from the APA

Is this a Non for profit? – **Sybil**-yes-

Taxes paid? – **Sybil**-yes

**Mike (CSD Housing):** Re: taxes- RISE will pay on the net income of the housing or based on Pilot- not under the PB – Under the Town Board, pay water and sewer tax and taxes

Some residents not Corinth residents?

Huge need for drug, alcohol and Sr. housing-

Corinth residents first refusal? **Sybil-** advertised first in Corinth- have 8 people already interested in the affordable housing. Preference to Corinth, RISE is offering services that are already in Community

**Neil- CEO-**

Village Engineer group correspondence says there is nothing to prevent approval. I have no opinion on this, we are crossing all our T's and dotting our I's. RISE has been quick to respond to everything we have asked.

Fire Dept- Chief is competent with the existing fire equipment, and mutual aid is available within 15 minutes

**Phyllis (acting chair)-** read into the record a letter to the Mayor and then provided to the PB from Teresa Junco. She also read into the record a letter to a PB member Deb from Jackie Burnham

**Response: Jason Dell:** Re; hazardous materials- typical construction material

Equipment- not continuous traffic- equipment will be brought in at the beginning of construction and stay till the project is complete

Completed a detailed storm water plan for the Village Engineer

**Deb Stollery (PB)** our decision is not personal decision, it is base on the Code, we have rules to follow

Motion made to deem the application complete and to close the public hearing at 7:30PM by Phyllis Morreale, seconded by Diane Hull. All in favor- aye

Motion made to declare the PB lead Agency by Deb Stollery, seconded by Phyllis Morreale.

Jason Dell – this is an unlisted action

Motion made to declare an unlisted action under SEQR by Diane Hull, seconded by Audrey Marion, All in favor – aye

Planning Board review the State Environmental Assessment Form (SEQR)

Village Attorney read the SEQR questions to the PB.

PB answered the questions.

**Jason Dell** said that the Use of the land is in accordance with the zoning use in the area.

RISE has addressed all of the comments. Pine St Alley will be widened to 26 ft.

Phyllis asked: green space? Sidewalks

**Jason:** sidewalk discussion

Applicant Attorney: Corinth residents- will be advertised in Corinth first.

PB discussed putting conditions on the approval:

Rec fee

Funds for road damage

Village Engineer provide answers to SEQR Part 2, question 2

Schedule September meeting:

Address the resolution, village engineer sign off, Rec fee. , funds for road damage

Motion to table the approval to 9/8/21 meeting made by Phyllis Morreale, seconded by Diane Hull, All in favor – aye

Motion to adjourn made by Phyllis Morreale, seconded by Deb Stollery, All in favor – aye

Next meeting scheduled for 9/8/21 – 6:00PM at the Firehouse Building.

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

*Minutes submitted by Lynn Summers -Recording Secretary*