

**Village of Corinth
Village Planning Board
Meeting Minutes
September 8, 2021**

Planning Board meeting called the meeting to order at 6:02 PM

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

Quorum present

Absent: Sherry Mann, Diane Hull

House Keeping:

Chair: we are on Zoom for the meeting per the Governor's Order

The public hearing was closed on 8/11/21 Planning Board meeting. No public comments at this time.

Tonight's meeting is for the Planning Board members comments/questions.

Review/Approve August 11, 2021 Meeting Minutes- Motion to approve the 8/11/21 Minutes as presented made by Audrey Marion , seconded by Phyllis Morreale, 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.

Village Attorney- Stefanie Bitter:

RISE Housing and Support Services

Sub-Division for the RISE at Corinth Approval: Document attached to minutes

Site Plan Approval: Document attached to minutes

Sub-Division Resolution:

VILLAGE OF CORINTH

PLANNING BOARD

September 8, 2021

Applicant: RISE HOUSING AND SUPPORT SERVICES

PROJECT: Subdivision for The Rise at Corinth

Project Location: The subject property is located on 1 Third Street and is more specifically known as tax map parcel 74.21-1-39.

Description: The Applicant is seeking a two lot subdivision to divide the existing 10.08 acre lot into two lots one 3.2 acres and other 6.8 acres.

Documentation provided:

Project Narrative March 31, 2021 and May 4, 2021

Subdivision Application dated April 30, 2021

Short Form SEQR dated 3/31/ 21 and 5/4/21

Letter of Lansing Engineering May 4, 2021

SEQR- On August 11, 2021 the Village of Corinth Planning Board named itself Lead Agent.

SEQR- On August 11, 2021 the Village of Corinth Planning Board declared this Project (which includes both the request for Subdivision and Site Plan) an Unlisted Action and proceeded to review a Short Form SEQR Form submitted by the Applicant and dated March 31, 2021.

SEQR- On August 11, 2021 the Village of Corinth Planning Board named itself Lead Agent, and declared this Project an Unlisted Action and proceeded to review a Short Form SEQR Form submitted by the Applicant and dated March 31, 2021.

During the August 11, 2021 meeting they began the review of the Impact Assessment and questions 1 and 3-11 they agreed had a No or a Small Impact. The Board further reviewed Question 2 “Will the proposed action result in a change in the use or intensity of use of land?” Upon receiving input as to mitigation measures the Applicant is proposing from the Village Engineer as well as the Applicant’s attorney, the Board determined that this question as well can be answered No or Small Impact due to the following:

All uses will have an impact on the change in the use or intensity of the use of land, especially since this is an improvement to a currently vacant property. However, this is a project which is a permitted use in this zone by the Village of Corinth’s adopted Zoning Ordinance. It is also a use that the APA has determined that no review or permitting is required. All lighting will be downward facing fixtures. Any traffic concerns are mitigated by a shuttle being provided by the facility. The Village Engineer has also reviewed the stormwater plan and will sign off in the project as well. In reviewing these points, as well as those provided in the Application materials and correspondence for the Project, the Board does not deem this question to have a Significant adverse environmental impact.

A Motion was made by Phyllis and seconded by Audrey which declared this Project to have a Negative Declaration for SEQR.

Roll Call:

Diane Hull absent

Sherry Mann absent

Chairman Phyllis Morreale yes
Audrey Marion yes
Deb Stollery yes

County Referral: Saratoga County reviewed this Application on June 18, 2021 and determined the Project to have No County Impact.

Approval: In reviewing the materials the Board finds that the Applicant addressed all of the requirements outlined in Chapter 435 Subdivision of the Village of Corinth Board and hereby approves the two lot minor subdivision requested by the Applicant and in doing so directs the Chairman to sign the required mylar and documents for filing.

Motion was made by Phyllis and seconded by Audrey

Diane Hull absent
Sherry Mann absent
Chairman Phyllis Morreale yes
Audrey Marion yes
Deb Stollery yes

Site Plan Resolution:

**VILLAGE OF CORINTH
PLANNING BOARD
SITE PLAN APPROVAL
September 8, 2021**

Applicant: RISE HOUSING AND SUPPORT SERVICES

PROJECT: SITE PLAN REVIEW REQUESTED FOR THE RIVERVIEW AT
CORINTH

Project Location: The subject property is located on 1 Third Street and is more specifically known as tax map parcel 74.21-1-39.

Description: The Applicant proposed the development of a 3-story, 60 unit apartment building along Pine Street and Pine Street Alley in the Village of Corinth which will connect to the Village water and sanitary sewer systems.

Documentation provided:

Site Plan Application dated March 31, 2021
Project Narrative March 31, 2021 and May 4, 2021
Short Form SEQR dated 3/31/ 21
Letter of Lansing Engineering May 4, 2021
Justin Grassi letter dated August 25, 2021
Code Enforcement officer's determination that application met Parking Requirement
Site Plan and Subdivision Plan dated

Laberge Group letter dated August 4, 2021

SHPO Letter dated April 5, 2021 from Weston Davey Historic Site Restoration Coordinator

Non- Jurisdictional Adirondack Park Agency dated April 5, 2021

Meetings: Village of Corinth Planning Board reviewed this project on:
April 20, 2021
May 25, 2021
June 22, 2021
July 14, 2021
August 11, 2021
September 8, 2021

Public Hearing on the project was opened on July 14, 2021 and closed on August 11, 2021.

SEQR- On August 11, 2021 the Village of Corinth Planning Board named itself Lead Agent, and declared this Project an Unlisted Action and proceeded to review a Short Form SEQR Form submitted by the Applicant and dated March 31, 2021.

During the August 11, 2021 meeting they began the review of the Impact Assessment and questions 1 and 3-11 they agreed had a No or a Small Impact. The Board further reviewed Question 2 “Will the proposed action result in a change in the use or intensity of use of land?” Upon receiving input as to mitigation measures the Applicant is proposing from the Village Engineer as well as the Applicant’s attorney, the Board determined that this question as well can be answered No or Small Impact due to the following:

All uses will have an impact on the change in the use or intensity of the use of land, especially since this is an improvement to a currently vacant property. However, this is a project which is a permitted use in this zone by the Village of Corinth’s adopted Zoning Ordinance. It is also a use that the APA has determined that no review or permitting is required. All lighting will be downward facing fixtures. Any traffic concerns are mitigated by a shuttle being provided by the facility. The Village Engineer has also reviewed the storm water plan and will sign off on the project as well. In reviewing these points, as well as those provided in the Application materials and correspondence for the Project, the Board does not deem this question to have a Significant adverse environmental impact.

A Motion was made by Phyllis and seconded by Audrey which declared this Project to have a Negative Declaration for SEQR.

County Referral: Saratoga County reviewed this Application on June 18, 2021 and determined the Project to have No County Impact.

Approval: In reviewing the materials the Board finds that the Applicant addressed all of the requirements outlined in §500-21(L)(2). In addition, in going thru the Site Plan criteria outlined in §500-21 (N) the Board finds:

- (1) The Proposed Project is a Permitted Use in the Village Business zone and as a result it is consistent with the Village of Corinth Zoning Code and Comprehensive Plan.
- (2) With the Village Engineer review the Board finds the location, arrangement, size, design and general site compatibility of buildings, structures, lighting and signs to be deemed acceptable.
- (3) With the inclusion of a Shuttle Service for residents, the adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls are acceptable.
- (4) As noted in the chart for Village Business only one parking space is required per dwelling unit in this zone. As a result, location, arrangement, appearance and sufficiency of off-street parking and loading is sufficient.
- (5) The Applicant is willing to install and or address sidewalks as suggested by the Village Engineer as a result, adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience, sidewalks and bicycle paths, if any have been met.
- (6) A final review will occur with the Village Engineer, as a result, adequacy of storm water and drainage facilities have been met.
- (7) Both Public Water and Sewer are available so adequacy of water supply and sewage disposal facilities do exist.
- (8) The Application is adequate in the type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
- (9) The Application has been reviewed by the Fire Department and the project is adequate in fire lanes and other emergency zones and the provision of fire hydrants.
- (10) Since the Village Engineer has reviewed this Project and specifically the SWPPP and Grading and Erosion plan, special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion has been provided and deemed sufficiently addressed.
- (11) Due to the mixed use of the area, the Applicant has considered and addressed the overall impact on the neighborhood, including compatibility of design considerations.
- (12) Due to the letter from SHPO dated April 5, 2021, the Non-Jurisdictional Letter from the Adirondack Park agency Dated April 5, 2021 and the necessary permits from NYS DEC SPEDES, the overall impact on scenic, aesthetic, recreational, wildlife, historic, ecological and natural resources of the Village and Adirondack Park have been addressed.
- (13) Due to the conditions implemented in this Approval, and the mitigation measures incorporated by the Applicant in this Project, the Board finds that the Application addresses the concerns raised with public health and safety.

The Board hereby approves this Site Plan Approval with the following conditions:

1. Shuttle Service to remain at all times and available to residents;
2. The Applicant will provide a payment to the Village of Corinth in the amount of \$15,000 to be addressed as the recreational fee pursuant to §500-21 (O), and or a sum as directed by the Village Board.
3. Pursuant to the review of the Village Engineer, the Applicant agrees to convey any easements to the Village in order to facilitate future sidewalks, utility or Village Improvements.
4. Approval is conditioned on Village Engineer Donald Rhodes approval and sign off. All fees required for his review will be paid by the Applicant. All fees thus far have been paid.
5. Costs associated with the extension of the water will be borne by the Applicant;
6. The Pine Street Alley will be widened to address the Project, specifically to a width of 26 feet, as shown on the project plans.
7. If Parking is not deemed sufficient the Applicant agrees to complete the 18 banked parking spaces;
8. The following security measures will be maintained at the site: staffed 24 hours a day by program staff, as well as a security guard for overnight and weekend hours; security cameras placed around the perimeter of the property and at all entrances. A Property Manager will be available and on site during the week to address any Building and Code concerns. The property manager will work a standard 40 hour work week, with the exact schedule TBD. There will be 24-hour on call number provided to the Village to address property-related emergencies after hours.

Motion made by Phyllis and Seconded by Deb

Diane Hull Absent
Sherry Mann Absent
Chairman Phyllis Morreale Yes
Audrey Marion Yes
Deb Stollery Yes

No more questions
Justin Grassi thanked the Planning Board

Motion to adjourn at 6:30PM made by Deb Stollery, seconded by Audrey Marion, All in favor – aye

Minutes submitted by Lynn Summers -Recording Secretary