

**Village of Corinth
Planning Board Meeting
May 24, 2022 - 5:30pm
Location: Village Hall**

Planning Board Chair Phyllis Morreale called the meeting to order at 5:32pm.

Attendance:

Phyllis Morreale, Dianne Hull, Debbie Stollery, Code Enforcement Officer Neil Hepner, Village Attorney- Stefanie Bitter, Secretary-Renee Hala

Quorum Present

Absent: Sherry Mann, Audrey Marion, and Jim Robbins (Alternate Member)

Public Present: Applicants

Sybil Newell

William Freeman

1. **Review/Approve March 29, 2022 Meeting Minutes** - Motion to approve the 3/29/2022 minutes as presented made by Debbie Stollery, seconded by Dianne Hull.

All in favor ~ aye.

2. **Old Business:** None

3. **New Business:**

Application #PB-2021-0002- Minor Subdivision - 90-Day Extension Request

Applicant: Rise Housing and Support Services, Inc.

Location: 1 Third Street

Tax Map ID: 74.21-1-39

Project Name: The Riverview at Corinth

Sybil Newell was present representing Rise Housing and Support Services, Inc. for the project at 1 Third Street (The Riverview at Corinth). Applicant is requesting a 90-Day Extension for the Minor Subdivision.

Board Discussion:

Attorney Bitter stated that the applicant is seeking an extension of the time to record the Minor Subdivision Mylar.

Attorney Bitter also stated that a public hearing is not needed. The Planning Board has the allowance in the subdivision regulation to waive any requirements if the Planning Board deems fit.

Attorney Bitter stated she recommends approving the 90-Day Subdivision Extension request and signing the Mylar based on the fact that the Subdivision was fully reviewed and approved on September 8, 2021.

Motion made by Phyllis Morreale to reaffirm the September 8, 2021 Subdivision approval and waive all other subdivision requirements being that this project was already thoroughly reviewed and approved on September 8, 2021 based on the Authority to waive requirements; conditions. Village Code § 435-29. Request for 90-Day Subdivision Extension approved. Seconded by Dianne Hull.

All in favor ~ aye

Application: #PB-2022-0003 - Site Plan Review Application

Applicant: William Freeman

Location: 18 Pine Street

Tax Map ID: 74.21-1-33

Zoned: Village Residential 1

Description of Project: Car Wash (Re-Open)

Neil Hepner, CEO stated that William Freeman was present representing 18 Pine Street and presenting a site plan review application to re-open a car wash.

Board Discussion:

Attorney Bitter discussed the zoning with CEO Neil Hepner and stated that the zoning is incorrect on the agenda, the zoning is Village Residential 1, not the Gateway Corridor.

The Planning Board discussed the current status of the car wash, Mr. Freeman stated that it has been vacant for more than two years and he is in the process of purchasing it.

Attorney Bitter stated that the applicant will need to go to the Zoning Board of Appeals to request a Use Variance and should provide a letter from his realtor or other professional stating the building/property will only be used for the purpose it has been constructed upon.

4. Other Business:

Phyllis Morreale stated that she would like to have regular Planning Board Meetings scheduled each month. The Board agreed to meet the 3rd Tuesday of each month at 5:30pm at the Village Hall. Subject to change, depending on order of business.

5. Next Meeting – Tuesday, June 21, 2022, 5:30pm, Village Hall

6. Adjournment

There being no further business a motion was made by Phyllis Morreale and seconded by Debbie Stollery to adjourn at 6:05pm.

All in favor ~ aye.

Minutes submitted by Renee Hala, Recording Secretary

*Village of Corinth, NY
Tuesday, May 24, 2022*

Chapter 435. Subdivision of Land

Article VII. Waivers

§ 435-29. Authority to waive requirements; conditions.

- A. Where the Planning Board finds, due to the specific circumstances of a particular plat, that meeting a certain requirement of these regulations is not requisite in the interest of the public health, safety and general welfare or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirement subject to appropriate conditions.
- B. In granting waivers, the Planning Board shall impose such conditions as will substantially assure that the objectives of the standards or requirements so waived are met.

VILLAGE OF CORINTH
PLANNING BOARD
September 8, 2021

Applicant: RISE HOSING 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
Chairman Phyllis Morreale	yes
Audrey Marion	yes
Deb Strollery	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
Chairman Phyllis Morreale	yes
Audrey Marion	yes
Deb Strollery	yes