

**Village of Corinth
Planning Board Meeting
August 16, 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)

Public Present:

Jason Dell, Lansing Engineering, PC

Tiffany Ni, Applicant

Ilhan Bozkurt, Applicant

1. Review/Approve May 24, 2022 Meeting Minutes - Motion to approve the 5/24/2022 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- Site Plan Approval 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

Jason Dell, PE of Lansing Engineering, PC was present representing Rise Housing and Support Services, Inc. for the project located at 1 Third Street (The Riverview at Corinth). Applicant is requesting a one-year extension of the site plan approval that was conditionally approved by the Village of Corinth Planning Board on September 8, 2021.

On a motion made by Debbie Stollery, seconded by Phyllis Morreale, approved unanimously, the following resolution was adopted:

Site Plan Approval Extension Resolution:

VILLAGE OF CORINTH
PLANNING BOARD
SITE PLAN APPROVAL EXTENSION
August 16, 2022

Applicant: Rise Housing and Support Services, Inc.

Project: The Riverview at Corinth

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

Description: The Applicant is requesting a one-year extension of the site plan approval that was conditionally approved by the Village of Corinth Planning Board on September 8, 2021.

WHEREAS, the Board has reviewed the above-named application for site plan approval extension pursuant to the terms of the Village of Corinth Site Plan Review Law, and

NOW THEREFORE

THE PLANNING BOARD of the Village of Corinth resolves as follows:

The Board hereby approves the one-year extension of the site plan approval for the project located at 1 Third Street (The Riverview at Corinth) pursuant to Village Code Section §500-21 (T)(5).

Roll Call:

Phyllis Morreale	Yes
Debbie Stollery	Yes
Dianne Hull	Yes
Sherry Mann	Absent
Audrey Marion	Absent
Jim Robbins (Alternate)	Absent

The extension shall in no event exceed one year and shall expire on August 16, 2023.

Application: #PB-2022-0004 - Site Plan Review Application – Initial Review

Applicant: Three88, LLC (Jin Feng and Tiffany Ni)

Location: 3 Fifth Street

Tax Map ID: 74.21-1-20

Zoned: Village Residential II

Description of Project: Convert single family residence to multifamily

Applicant stated that currently the building is a single-family residence but was originally a multifamily and she is interested in converting back, Neil stated that the residence is already broken up into four apartments.

Applicant stated that the roof has already been replaced and new siding will be installed.

Board Discussion:

Points of egress for units

Parking requirements – 2 parking spots per unit

Building code requirements

On a motion made by Phyllis Morreale, seconded by Debbie Stollery, approved unanimously, the following resolution was adopted:

Initial Review Site Plan Resolution:

VILLAGE OF CORINTH
PLANNING BOARD
SITE PLAN INITIAL REVIEW
August 16, 2022

Applicant: Jin Feng and Tiffany Ni

Project: Convert Single Family Residence to Multifamily

Project Location: The property is located at 3 Fifth Street and is more specifically known as tax map parcel 74.21-1-20.

Description: The Applicant is requesting approval from Planning Board to convert single-family residence to multifamily four-unit apartment building.

WHEREAS, the Board has reviewed the initial application for site plan approval pursuant to the terms of the Village of Corinth Site Plan Review Law, and

NOW THEREFORE

THE PLANNING BOARD of the Village of Corinth resolves as follows:

The Board hereby approves the Initial Site Plan Review Application with the following conditions:

Submission of final application must have architectural plans that identify the required parking per unit and plans must show that it meets all Building Code Requirements.

Roll Call:

Phyllis Morreale	Yes
Debbie Stollery	Yes
Dianne Hull	Yes
Sherry Mann	Absent
Audrey Marion	Absent
Jim Robbins (Alternate)	Absent

Application: #PB-2022-0005 – Site Plan Review Application – Initial Review

Applicant: Empire Pizza (Ilhan Bozkurt)

Location: 106 Maple Street

Tax Map ID: 73.26-2-27

Zoned: Commercial/Village Business

Description of Project: Illuminated Signs for Restaurant

Neil Hepner, CEO stated that Ilhan Bozkurt was present representing a restaurant at 106 Maple St. and requesting a sign application approval.

Board Discussion:

Sign complies with all Village requirements

Sign will conform with other similar signs in the Village

Location of signs acceptable, 1 sign on side of bldg. and the other on the front of the bldg. facing Maple St.

Sign will not be on after business closing hours

Neil in favor of approval

Attorney Bitter read allowed the Village Code §500-22 (X) (1) (Sign Lighting) to the Planning Board.

On a motion made by Phyllis Morreale, seconded by Debbie Stollery, approved unanimously, the following resolution was adopted:

Site Plan Resolution:

VILLAGE OF CORINTH
PLANNING BOARD
SITE PLAN REVIEW
August 16, 2022

Applicant: Ilhan Bozkurt

Project: Installation of two illuminated signs for restaurant

Project Location: The property is located at 106 Maple Street and is more specifically known as tax map parcel 73.26-2-27.

Description: The Applicant is requesting approval to install two illuminated signs on building for restaurant.

WHEREAS, the Board has reviewed the application for a modification of the Sign Law as permitted by Section 500-22(X)(1), and

NOW THEREFORE

THE PLANNING BOARD of the Village of Corinth resolves as follows:

The Board hereby approves the internally illuminated sign as proposed due to the justification provided by the Applicant as required by the Village Code in that it will be in keeping with the Village character of that area.

Roll Call:

Phyllis Morreale	Yes
Debbie Stollery	Yes
Dianne Hull	Yes
Sherry Mann	Absent
Audrey Marion	Absent
Jim Robbins (Alternate)	Absent

SEQRA – Completed by the Planning Board – Motion to declare a Negative Declaration by Phyllis Morreale, seconded by Dianne Hull.
All in favor ~ aye.

4. Next Meeting – Tuesday, September 20, 2022, 5:30pm, Village Hall

5. Adjournment

There being no further business a motion was made by Phyllis Morreale and seconded by Debbie Stollery to adjourn at 6:10pm.
All in favor ~ aye.