

**Village of Corinth
Planning Board Meeting
April 9, 2025 - 5:30pm
Location: Village Hall**

Planning Board Chair Phyllis Morreale called the meeting to order at 5:40pm.

Attendance:

Phyllis Morreale, Rickey DiLorenzo, Jennifer Kietzman, Code Enforcement Officer Neil Hepner,
Village Attorney- Stefanie Bitter, Secretary-Renee Hala
Quorum Present

Excused: Audrey Marion and Jim Robbins

1. Review/Approve February 28, 2023 Meeting Minutes - Motion to approve the 2/28/2023 meeting minutes as presented made by Phyllis Morreale, seconded by Rickey DiLorenzo.
All in favor ~ aye.

2. New Business:

Application #PB-2025-0001- Sign Application

Applicant: Kevin and Michelle Cleveland
Location: 28 Saratoga Avenue
Tax Map ID: 73.33-1-26
Zoned: Gateway Corridor
Description of Project: Installation of Illuminated Sign

Board Discussion:

After reviewing the application, it was determined that two area variances will be needed. Illuminated signs are not allowed in the Gateway Corridor and the maximum area permitted for a single side of the freestanding sign is 16 s.f. The proposed double-sided, freestanding sign has a single side area of 24 s.f.

SCPB Referral – Letter dated April 9, 2025, determined the project to have No Significant County-wide or Intercommunity Impact.

The SCPB further commented to assure the proposed lighting for the sign does not interfere with traffic on NYS Rt. 9N, that the proposed sign does not impede sight distance while exiting the site and that the sign is not placed within the State's Rt. 9N Right-of-Way.

Chair Morreale recommended sending the application to the Zoning Board of Appeals to review variances. Motion made by Phyllis Morreale to have applicants present application to the Zoning Board of Appeals for variance review, seconded by Rickey DiLorenzo.
All in favor ~ aye.

Application: #PB-2025-0002 - Preliminary Sketch Site Plan Review

Applicant: Anthony Vaccarielli, Schuyler Homes, LLC
Michael Bouchard, Project Assistant, Schuyler Homes, LLC

Location: William Street

Tax Map ID: 59.81-1-28 (Formerly lots 13.2, 13.3, and 13.4)

Zoned: Village Residential 1

Description of Project: Two-Story Apartment Complex – 13 Units

Applicants stated that this is an application submittal for review and renewal. The application was previously approved in 2014, however has since expired and they are interested in reinstating the approval.

CEO Neil Hepner stated that because the approval had expired, the Site Plan Review Application will be reviewed from the start of this application.

Topics of Discussion included:

Lot Size
Width of William Street
Setbacks
Traffic study
Lighting
Management / Security
Buffers for homes
Size and height of building
DPW involvement, hookups to village water and sewer; grading / drainage
Engineer involvement; wetlands and storm management
Fire Chief involvement, fire hydrants and turnaround
APA Determination
Parking – 2 parking spots per unit
Fair Housing Rent – 1 and 2 bedroom apartments

The following residents spoke in opposition of the application:

Louise Kirkpatrick, Stachia Wagner, Nathaniel Miner, Phyllis Taylor, Jennifer Parent, Ernest Bishop, Jr., Jamie Daniels, and Christine Richards.

The applicants have requested to meet with Neil to address the above topics and concerns.

It was recommended by the Planning Board that Attorney Bitter have another associate from her office attend any further meetings regarding Schuyler Homes, LLC. Attorney Bitter represented Schuyler Homes, LLC for the Town of Corinth.

3. Next Meeting – To be announced.

4. Adjournment

There being no further business a motion was made by Phyllis Morreale and seconded by Jennifer Kietzman to adjourn at 6:50pm.

All in favor ~ aye.

Minutes submitted by Renee Hala, Recording Secretary