

**Village of Corinth
Village Planning Board
Meeting Minutes
September 24, 2020**

Planning Board Volunteer Chair Pete Morreale called the meeting to order at 6:03PM.

Board Attendance:

Vincent Morreale, Dianne Hull, Sherry Mann
Neil Hepner – Code Enforcement Officer
Secretary-Lynn Summers
Village Attorney – Stefanie D. Bitter

Public Present: Applicant-Justin Daniels

Village Attorney Stefanie Bitter - I have confirmed with the Attorney of the Town that tonight's Planning Board meeting has been convened in accordance with the Governor's March 13, 2020 Executive Order 202.1, and further extended by Executive Order 202.28 which suspends certain provisions of the Open Meetings Law to allow a municipal Board to convene a meeting via videoconferencing. In accordance with the Executive Order, the public has been provided with the ability to view tonight's meeting and a transcript will be provided at a later date. The Planning Board Clerk has done a roll call of the Board Members and there is a quorum present for this meeting. I have also confirmed with the Planning Board Clerk that this meeting has been duly noticed. We have fulfilled our legal notice requirements by providing the direction to the public in the Newspaper thru a publication and posting notice on the Village's home page of its website

1. Review/Approve July 22, 2020 Meeting Minutes

A motion to accept the 7/22/20 minutes as presented was made by Diane Hull, seconded by Pete Morreale, All in favor- aye

2. New Business: Site Plan Review Application

Justin Daniels
133 Lemont Ave

Applicant presentation:

Operating a Vehicle Detail Business at his house for the last 5 years
Recently received complaints from some neighbors regarding noise
Village – R1

Needs to complete a Site Plan Review to establish a Home Occupation
Acting Chair Pete Morreale – Noise from power tools, vacuums, etc is a concern

Code Enforcement Officer (CEO) Neil Hepner stated the Village had received 2 complaints re: noise and parking cars in front of the house on the street. He operates the mostly in the driveway. Violation of Ordinance 500-19 in re: to Home Occupations, Automotive Detailing is not on the list of approved home occupations. Therefore it is a Class II home occupation and subject to site plan review. Attorney Stefanie Bitter and CEO Neil Hepner have appeared in court on 2 occasions regarding this matter and issued a cease and desist order. Judge Schermerhorn has adjourned the matter pending the outcome of the Planning Board site plan review and is allowing Mr. Daniels to continue operation until then.

Sherry Mann – Planning Board member asked if Ordinance 500-19 addresses hours for operation?

Zoning Board Attorney said the Planning Board can restrict hours of operation.

Justin Daniels said it's his vehicles that are parked in the street not his customers. He intends to extend his garage another 12ft so that he can work in the garage

Sherry Mann said he needs to add more information to his application for Site Plan Review.

Pete Morreale – The board needs more information:
the hours of operation
equipment being operated
waste water run off plan
Home occupation – operate inside
Parking plan for the vehicles

The neighbors want a peaceful neighborhood

Jamie Daniels – Justin’s mother said they had difficulty answering some of the questions on the application and contacted Neil, he said he couldn’t answer the questions.

Neil said very few of the questions on the Site Plan Application apply to Site Plan.

Jamie provided her email: jamdanie5@frontiernet.net ZB Attorney will email Jamie to help them answer the questions on the application and with the information the PB has requested.

Jamie – asked if the letter is mailed to the neighbors within 500ft, do they take part in the decision?

Attorney told her yes they can give their input at the Public Hearing.

Neil said one party expressed concern with Mr. Daniels loud factor of intimidation. Justin said he never walked up to the neighbor’s house.

Pete Morreale asked if this was his only occupation. Justin said yes.

Jamie said Justin has a disability and can’t work a typical job.

Stefanie recommended to the Planning Board to schedule a Public Hearing. And she will work with the applicant to help her with the criteria.

Pete Morreale- Board is looking for: hours of operation, maximum # of vehicles parked on street, equipment used and inside or outside operation.

Jamie asked if the board would like a video of the operation?

Pete said they need a detail description of operation on paper including typical number of vehicles being worked on. Need the waste water plan, chemical being used , waste water drains for the State Environmental Review (SEQR) to protect the wetlands.

Jamie said it will be best if he can carry on at the current location.

Pete asked if he has considered partnering with another business location? Such as the Car Wash.

Justin said he had checked into the car wash but they are asking too much for the building.

Sherry asked if going to build a new garage or add on to the existing? Justin – added 12ft to existing.

Diane Hull PB member – no additional questions

Stefanie – Site Plan – hours of operation, inside or outside operation, identify parking, pictures of the site, waste water plan, mitigate noise.

Motion to table the application to the 10/14/20 Public Hearing made by Diane Hull, seconded by Sherry Mann, All in favor-aye

CEO stated that a Home Occupation is 500 sf or less, the 12 ft addition is more sf than is allowed.

Motion to adjourn the meeting at 6:35pm was made by Sherry Mann, seconded by Dianne Hull
All in favor – aye

Minutes submitted by Lynn Summers -Recording Secretary