

Village of Corinth Planning Board Meeting & Public Hearing

August 24, 2026 – 6:00 PM

Location: Firehouse

Meeting called to order at 6:00 PM by Chairperson Morreale.

Attendance: Phyllis Morreale, Rickey DiLorenzo, Ryan Porter & Kendra Schieber

Also Present: Code Enforcement Officer Neil Hepner; Village Attorney- Stefanie Bitter; Recording

Secretary-Nicole M. Colson

Quorum Present

Review/Approve July 13, 2026 Meeting Minutes – Motion to approve the 7/13/2026 meeting minutes as presented made by Kendra Schieber, seconded by Phyllis Morreale.

All in favor ~ aye

Chairperson Morreale requested an executive session to consult with the Attorney.

Motion to adjourn to executive session as requested by Chair Morreale above made by Rickey DiLorenzo, seconded by Phyllis Morreale; 6:03 PM.

All in favor ~ aye

At 6:15 the Planning Board reconvened with no action taken in executive session.

1. Old Business:

Application #PB-2026-0001-

Applicant: Einars Tupuritis

Owner: Jeffrey Dumont

Location: 133 Main St & Sherman Ave

Tax Map ID: 73.27-2-48 & 73.27-2-19

Zoned: Commercial

Description of Project: Applicant seeks approval to renovate first floor of commercial property at 133 Main St into 6 apartments and 2 commercial storefronts. Five apartments on the second floor will remain as is. Parking lot on Sherman Ave will be used for parking and common area.

A **public hearing** having been duly advertised in The Post Star on July 7, 2026 was continued at 6:13 PM to allow public comment on the Site Plan Application for 133 Main Street and 8 Sherman Avenue.

Chair Morreale read the guidelines for the public hearing as follows:

- a. All members of the public wishing to speak at the public hearing must sign in prior to speaking at the public hearing.
- b. All members of the public who have signed up to speak will be allotted three minutes and will identify themselves before speaking by giving their full name and address prior to their comments. There will be no redress opportunity to speak again.
- c. Side comments or verbal exchanges between the members of the public are not permitted and will not be tolerated. Those interrupting the meeting in that way will be asked to leave the meeting premises.
- d. Planning Board Chair will keep time via an electronic timer.

2. Public Comment, Questions & Concerns:

The following individuals spoke opposing the application:

Richard Burnham, Main St

Donna Balcolm, Mallery St

Jim Hopkins, Hamilton Ave

Marci Robarge, Saratoga Ave

Michael Whartnaby, Overlook Dr

Lisa Irving, Sherman Ave

Jim Murray, Center St

Written opposition was submitted in the form of a petition as well as letters from Jim Robbins, Main St, and Kevin Bradt, Town of Corinth.

Comments from the public opposing the project included questions regarding the structural integrity of the building, potential health risks from the neglect of the building, the small size of the apartments, potential loitering on the sidewalk, increased parking on Main St, traffic congestion, setting a precedent allowing more residential usage than commercial, and overall opposition to increasing residential capacity over commercial units.

The following individuals spoke in support of the application:

Gary Olsen, Westside Dr

Mark Lamkins, Aviation Rd

Matt Jones, Saratoga

Donald Jackson, Palmer Ave

Connor Dunn, Waterbury

Jessica Latulippe, Palmer Ave

Written letter of support was received from Todd Morrow, Main St.

Comments from the public supporting the project spoke of the applicant's responsibility and reliability as a landlord, the benefit of improving the property from its current condition, the quality of improvements completed at the applicant's other properties, the hope that the project would improve the community in general, provide additional housing while providing viable commercial units, and increase business downtown.

Einars Tupuritis, applicant, addressed the Board stating he has purchased and improved many properties, he has requirements for his tenants, checks on the properties often, and stated he could be flexible on the size of commercial units depending on the market interest.

Chairperson Morreale closed the public hearing at 6:49 PM.

Chairperson Morreale went over pertinent items from the Zoning Code Section 500-4 and 500-21 stating the proposed project was an adaptive reuse of a currently vacant property. Section 500-4(B)(4)(a) encourages second floor residential but does not prohibit first floor residential units and the section expressly considers mixed uses. The Chair stated in her opinion the project was a productive use which will improve the condition and appearance of downtown while increasing pedestrian traffic and supporting local business.

Rickey DiLorenzo acknowledged the public's concerns with the project. Mr. DiLorenzo pointed out there are currently five vacant commercial spaces on Main St, that the applicant has a plan for parking with signs and barriers for tenant parking, and referenced the money being invested in a property that has been vacant numerous years.

Atty Bitter clarified public misconception about the site plan review process stating that it does not involve the Village Board, the project is a permitted use consistent with the current Zoning and the Building Inspector has determined the project does not require any variances under the Code.

Kendra Schieber stated her opinion that the residential units on the first floor do not maintain the business core and are too many for a commercial area. Ms. Schieber did acknowledge the images submitted would be an improvement over the current state of the building.

The Planning Board will review new public comments submitted this evening and will continue to accept written comments. The applicant will be notified of any additional documents needed for review and a meeting will be set for a future date and posted on the Village website.

3. Next Meeting – TBD.

4. Adjournment

There being no further business, a motion was made by Chairperson Morreale, seconded by Kendra Schieber, to adjourn at 7:16 PM.
All in favor ~ aye.

Nicole M. Colson
Recording Secretary