

Village of Corinth
Planning Board Meeting – Public Hearing
July 13, 2026 – 6:00pm
Location: Firehouse – 16 Saratoga Ave.

Planning Board Chair Phyllis Morreale called the meeting to order at 6:02pm.

Roll Call:

Phyllis Morreale, Rickey DiLorenzo, Kendra Schieber, and Ryan Porter were present.
Quorum Present

Code Enforcement Officer Neil Hepner, Attorney Jordyn Conway, and Recording Secretary Renee Hala were present.

Applicant Representation: Peter Torsters and Attorney Matthew Jones

Einars Tupuritis was present remotely, via cell phone.

1. Review/Approve May 4, 2026 and June 8, 2026 Meeting Minutes: Motion to approve the 5/04/2026 and the 6/08/2026 meeting minutes as presented made by Kendra Schieber, seconded by Rickey DiLorenzo.
All in favor ~ aye.

2. Old Business:

#1 – Site Plan Review Application

Application: #PB-2026-0001
Zoning: Commercial
Tax Map ID: 73.27-2-48 and 73.27-2-19
Applicant: Einars Tupuritis
Location: 133 Main St. and 8 Sherman Ave.

Jeffrey Dumont is the current property owner

Brief 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 8 Sherman Ave. will be used for parking and common area.

The board reviewed the documents that were submitted by the applicant as requested at the June 8, 2026 meeting. Applicant submitted new plans including a survey map showing lot boundaries, north direction arrow, the plans also illustrated where the dumpsters would be located. A construction schedule and noted plans for handicap parking, snow removal, and the determination of surface for the parking lot.

The applicant stated that a title search was completed and will be submitted before the next meeting showing the easement with 10 Sherman Ave. allowing tenants to use the 8 Sherman Ave. lot to access their parking area.

The board requested deeds of the properties at the May 4, 2026 meeting, which still need to be submitted.

Applicant also stated that 8 Sherman Ave. parking lot will include a speed bump and each parking spot will be numbered according to Apt. #. Parking lot lighting was discussed and the applicant stated that if more lighting is required, he would contact National Grid for an additional street light. Outdoor lighting will also be near the handicap parking area. Lighting for parking lots shall be designed to prevent glare into other properties.

The building is currently unoccupied, the applicant stated that he owns over 60 units in Saratoga County and he does a background check on the tenants and cannot deny Section 8 tenants. A full-time maintenance person will be hired.

APA Jurisdictional Determination was received on April 15, 2026 – No permit or variance is required.

Saratoga County Planning Board reviewed the application on June 22, 2026 and determined the project to have no County-Wide or Intercommunity Impact.

Fire Chief Granger reviewed the plans on July 7, 2026 - The Fire Chief will approve the project only if it meets the building code and there are adequate entrances and exits. The drawings need to be updated, currently only showing doors as entrances and exits, but not the size of the windows. The windows must be large enough for emergency egress. If the existing windows are renovated or replaced where necessary to meet emergency egress needs, then the Fire Chief would approve the project.

The planning board determined the Site Plan Application as a Type II action pursuant to SEQRA and not subject to further environment review.

A **public hearing** having been duly advertised in the Post Star on July 7, 2026 was held at 6:20pm to allow public comment on the Site Plan Application for 133 Main Street and 8 Sherman Avenue. Chair Morreale read the legal notice.

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.

3. Public Comments, Questions & Concerns:

The following residents spoke in opposition to apartments on the first floor Louise Kirkpatrick, Louise Carney, Eric Zheng, Wendy Tefft, Ron Tefft, John Tangora, Mary Beth McCue, and Sally Green.

The public comments addressed the need to keep the commercial space on the first floor, allowing apartments on the first floor will set a precedent and will not be beneficial in protecting the character and stability of the Village Business District.

Concerns were also noted regarding the parking lot being too far from the apartment bldg., loading and unloading could present a problem. The bldg. being too small for 11 apartments, there is concern about loitering on Main Street, and the only green space for tenants is down the street from the bldg.

The public also expressed concern regarding parking on Main St., police are not enforcing the parking limitations, and no tickets are being issued. In addition, it was expressed by the public the need to attract new businesses to preserve the downtown business district; this site plan is not right for downtown.

Comments were also made in regard to the metal storage building located on one of the vacant lots on Main St., it is an eyesore in the downtown business district and should not have been allowed.

Kendra stated that she has a business across from the 133 Main St. bldg. and feels strongly against losing the commercial space to apartments.

Rickey stated that he does not want to see the bldg. end up like the church that had to be demolished. We need to work together to save the bldg. before it's too late.

With no further comment from the public, Chair Morreale motioned to keep the public hearing open and to table the application until the next meeting scheduled for August 10, 2026, 6:00pm at the Village Firehouse, seconded by Kendra Schieber.
All in favor ~ aye.

4. Next Meeting: – August 10, 2026 – Continuation of Public Hearing

5. Adjournment:

There being no further business a motion was made by Phyllis Morreale and seconded by Kendra Schieber to adjourn at 7:15pm.
All in favor ~ aye.

Minutes submitted by Renee Hala, Recording Secretary