

FEBRUARY 9, 2012

The Town Board of the Town of Corinth held a regular meeting on February 9, 2012 at 7:00 PM at the Town Hall.

Present: Richard B. Lucia, Supervisor
Charles Brown, Councilman
Ed Byrnes, Councilman
Jeffrey Collura, Councilman
Joshua Halliday, Councilman
Shawn Eggleston, Highway Superintendent
Rose E. Farr, Town Clerk
Cathi Radner, Town Counsel
Leon Hickok, Code Enforcement Officer

Public: Marc Rich, Sigrid Koch, June Bosford, John Randall, Laurie Crossman, Dara Halliday, Bruce Baker and Renee Baker.

After Roll Call, Pledge of Allegiance, and prayer the following business was conducted:

RESOLUTION #96

APPROVAL OF MINUTES

A motion was made by Councilman Brown, seconded by Councilman Halliday and the following resolution was

ADOPTED Ayes 5 Lucia, Brown, Byrnes, Collura and Halliday
 Nays 0

RESOLVED that the minutes for January 12th, 19th and 26th, 2012 be approved.

RESOLUTION #97

APPROVAL OF ABSTRACTS

A motion was made by Councilman Halliday, seconded by Councilman Brown, and the following resolution was

ADOPTED Ayes 5 Lucia, Brown, Byrnes, Collura and Halliday
 Nays 0

Resolved that the abstracts of December 1st and 22nd, 2011 be approved as follows:

January 5, 2012

A - \$ 25,992.62
B - \$ 12,197.60
DB - \$ 340.05
SL - \$ 578.46
T & A - \$ 78,250.97

January 26, 2012

A - \$109,613.07
B - \$ 7,189.88
CD - \$ 23,458.00
DB - \$ 58,315.18
T & A - \$ 76,175.64

Supervisor Lucia told the Town Board that this would be the last second Thursday meeting that the approval of the abstracts would be on the agenda. He said that at the bill paying meetings the bills would be approved and the abstracts would also be approved at that time.

Supervisor Lucia also told the Town Board that since the auditor felt things should be changed the resolution, stating that "for payments bills must be in to the Town Clerk by noon the Tuesday before the billing paying meeting", must be strictly enforced.

GAR ASSOCIATES, INC.

SENIOR HOUSING PRESENTATION

Councilman Byrnes introduced M. Scott Allen, Vice President/Analyst and Brian Smith, Senior Research Analyst from GAR Associates, Inc. out of Buffalo. Mr. Allen said his company did a market study and not a feasibility study on Senior Housing. He told the board that they took into consideration several factors, a couple of which were demographics and a supply and demand and then make a determination if some sort of Senior Housing would be supported in the Town. Mr. Allen said what they did was evaluating supply and demand and demographic to determine if there might be a fit for someone to come in and look at developing some form of senior housing in the town. He said they did not evaluate cost, the availability of funds, or the cost of obtaining a site and developing said site. Mr. Allen said that they were not developers but were only hired to present information to the town to be used to approach developers, etc.

Mr. Allen told the board that his study did concentrate on affordable housing. He said that his company submits applications for developers to New York State for funding and is familiar with what they would be looking at for affordable housing

funding. He said this study was done community wide with no particular site in mind. He said that the critical factors in their report were as follows:

- The study concentrated on an affordable senior development;
- In the study they evaluated statistics applicable to Corinth, but more analyze, overview and study the demographics that apply to the market draw area in its entirety.
- As part of the study the region and area were physically toured but generally the results of the study apply to Corinth as the heart of the market draw area used and can be applied for consideration of any product that closely approximates the recommendation proposed.

Mr. Allen told the board that based on the analysis of the market area and the identification of demographics in this area his study showed that the area would support a small senior project such as a project of approximately 40 units. He said this would be contingent upon availability of funding as the study showed that without availability of some sort of funding the project would not be viable.

Mr. Allen said the study showed that to make the project work the rents would have to be at different tier levels with tax credit ranges. He said his study was based on the following income tax credit ranges:

- 1 bedroom - \$476 - \$622 plus utilities
- 2 bedrooms - \$573 - \$748 plus utilities

Mr. Allen said that the study showed that there was a need to attract people from outside of Corinth. He said the market dry area that he used was comprised of Corinth, Hadley, Lake Luzerne, Greenfield, Wilton, Moreau and a small part of Queensbury.

Supervisor Lucia told Mr. Allen that this study was paid for by the Town and Village as a joint venture. He introduced Melanie Denno, co-chairman with Councilman Byrnes and also Village Trustee.

Mr. Allen said that the largest pitfall with a project like this is the availability of the funding. He said that New York State funds approximately 40 of these a year and receives grant applications for between 100 to 150. He also said that projects are submitted two or three times before they are approved for any sort of funding.

Mr. Allen said that the state seems to lean away from funding in small communities and senior projects. Mr. Allen spoke briefly about a similar project that obtained funding in Ticonderoga after two attempts.

Mr. Allen said that the study represents a compilation of data gathered from various sources, including competitive properties surveyed, local municipal records. He said they used Households by Income , Tenure, Age and Size (HISTA Data).

Melanie Denno told Mr. Allen that she had two questions. The first one is what would make one grant application better than another application . Mr. Allen told her that some of the things that could make a grant application better would be firm community support, County support, legislative support. He said it is critical that developers know the application process. Mr. Allen said that they will look at market and that is why their company tends to be conservative in their assumptions.

Melanie Denno said that several elderly citizens, that owned their own homes and had a little bit of money, left Corinth due to lack of senior housing. She asked why the study did not include seniors with upscale housing. Mr. Allen said that the problem he had with that was that when he looked at the demographics it just didn't become affordable to look at this. Mr. Allen said that he would go back and look in the study and let the committee know what page that is on. He said he just did not see that was what the community needs the most. Melanie said the committee spoke about different types of housing in the community. She mentioned the baby boomers that own their own home and when they were ready to sell their homes being used as affordable apartments for the seniors.

Mr. Allen said that if any developers approached the Town and they were given a copy of this study his firm would be willing to answer any questions about the demography, etc.

Laurie Crossman asked if this study was dealing only with people 55 years and older. Mr. Allen said it dealt with people 55 years and older and disabled people. Mr. Allen asked if Mrs. Crossman saw a lot of interest and she said that she saw a lot of interest in only Senior Housing excluding disabled. She said that she thought that sometimes there is not a good fit with seniors and 20 years old who are possibly disabled. Councilman Byrnes told the board that he understood if you apply and receive funding you cannot discriminate against disabled people and that is where you get in trouble.

License Renewals

Supervisor Lucia asked Code Enforcement Officer Hickok if he was ready with the license renewals. Code Enforcement Officer Hickok said that his secretary did not get copies to the clerk and the Town Board. Supervisor Lucia said that this matter would be tabled to Thursday, February 23, 2012.

Computer Use Policy - Internet Technology Use Policy

A discussion was had regarding the new proposed Computer Use Policy/Internet Technology Use Policy. Town Clerk Farr asked that the policy be amended to say the Supervisor maintain a master list of the password for the computers.

Attorney Radner said that the new policy calls for all computers to be left on at night time.

Councilman Collura asked about personal computers. Attorney Radner said that this pertains to Town computers and any information on personal computers that would be subject to Freedom of Information Law.

Councilman Byrnes said he wanted to make sure that this policy also took care of people who are making money in an outside business not being allowed to do so on the Town computers. Attorney Radner said that this is covered in this policy that an employee may not use the Town computer for their own benefit such a cosmetic sales, etc..

Town Clerk Farr asked who was going to enforce this, was it the Town Board's function? Attorney Radner said that after a complaint was found then the illegal activity would be enforced by the Sheriff's office that would be contacted to bring the matter to court.

She also said that this would be a theft of services from the Town if such incident happened

Attorney Radner said each employee should be provided with a copy of the policy after it was adopted and each employee should be required to sign that they received a copy of the revised policy.

Councilman Collura asked about periodic checking of the use of the computers. Attorney Radner said that in this document it states, " Users should have no expectation of privacy in their use of Town IT resources ". She also said that

within the document it says that there will be periodic checking of the use of the internet by Town employees.

It was asked about if the IT person could block certain sites. Supervisor Lucia said that could be done but the IT person did that early on and employees just found another way around it. Supervisor Lucia said that he can ask the IT person to block certain sites.

Supervisor Lucia asked that Attorney Radner make the changes that were requested and get a copy of the revised policy to the Town before its meeting on February 23rd. He said if all is approved the policy could be adopted at that meeting and then go in effect beginning March 1st.

Railroad

Supervisor Lucia asked the Town Board if they had had time to think about the proposal request from Ed Ellis, President of the Iowa Pacific Holdings, LLC. After a short discussion a vote was taken. The vote was as follows:

In favor of the proposal:	Lucia, Brown, Byrnes, Collura and Halliday
Against proposal:	None

Supervisor

Supervisor Lucia told the Town Board and the public that he has a list of some of the Unfunded State Mandates and anyone could see the list by going to www.enoughmandates.com.

Supervisor Lucia told the board and the public that Pam Morin sent him an email recently about unclaimed money that is in the Office of the State Comptroller's office. He said that a person can go on the internet at www.osc.state.ny.us/ouf and type in the name to be search to find out if there is any unclaimed funds due them.

Supervisor Lucia said that there will be no meeting next Thursday, February 16th and February 20th is a holiday when the Town Hall will be closed.

General Information

The following items are on file in the Supervisor's office:

- Red Cross Newsletter
- School Newsletter
- Fire Department Report
- Senior Sentinel
- Thank You from the Hafner Family
- Current balance sheet
- Certificate from National Institute for Automotive Service Excellence for Medium/Heavy Truck Technician for Highway Superintendent Shawn K Eggleston through December 31, 2016

Attorney Updates

Attorney Radner said that they were working on the Proposed Agreement between Town of Corinth and Town of Day for ambulance coverage. She said that Attorney Avigdor has made some minor changes and after she looks over the changes they will see if the agreement can be signed.

Attorney Radner said that her office is also working with Councilman Brown on a shelter agreement with an area church.

REPORTS

Supervisor Lucia stated that the following reports are on file in the Supervisor's office:

- Town Clerk
- Highway
- Building Department
- Zoning Department
- Animal Control
- Justice Court
- Senior Citizens

RESOLUTION #98

APPROVAL OF SUPERVISOR’S REPORT AS PRESENTED

A motion was made by Councilman Brown, seconded by Councilman Collura and the following resolution was

ADOPTED Ayes 5 Lucia, Brown, Byrnes, Collura and Halliday
Nays 0

Resolved that the Town of Corinth Town Board accepts as presented the Supervisor’s monthly financial report for January 2012.

TOWN BOARD

Councilman Brown

Councilman Brown told the board that he recently attended a shelter class given by the Red Cross. He said the class was very informative and it will be discussed at the next Emergency Management meeting.

Councilman Halliday

Councilman Halliday asked whether the grant application for the handicapped front doors had been submitted. Supervisor Lucia said that he had not had time to talk to one of the judges yet but thought he would contact them next week.

Councilman Byrnes

Councilman Byrnes said that he was glad to hear the presentation by G.A.R. Associates today. He said that the committee has a lot of work to do.

Councilman Byrnes also asked if the board had received the five page letter from Dan Willis that was discussed in the Land Use Committee's correspondence. Supervisor Lucia told him that he had not seen any letter.

Town Clerk

Town Clerk Farr invited the board members to the banquet at the New York State Town Clerks Association Conference which will be their 30th Anniversary (April 24th). She said that Supervisor Lucia usually comes but being as it is the 30th Anniversary Town Clerk Farr thought perhaps other Town Board members would

like to attend. She said that she would have to know by February 21st so that the reservations could be sent in.

Highway Superintendent

Highway Superintendent Eggleston told the board that one of his men had work that needed to be done at the Senior Center so he would be taking Friday off and would be working Saturday at the Senior Center.

RESOLUTION #99

MOTION TO ADJOURN

On a motion of Councilman Byrnes and seconded by Councilman Halliday the following resolution was

ADOPTED Ayes 5 Lucia, Brown, Byrnes, Collura and Halliday
Nays 0

RESOLVED that with no further business the board adjourn at 8:20PM.

Respectfully submitted,

Rose E. Farr, RMC
Town Clerk