

June 15, 2017

The Town Board of the Town of Corinth held a workshop meeting on June 15, 2017 at 4:30PM at the Town Hall.

Present: Richard Lucia, Supervisor  
Charles Brown, Deputy Supervisor  
Edward Byrnes, Councilman  
Jeffrey Collura, Councilman  
Shawn Eggleston-Highway Superintendent  
Anne Bourdeau- Account Clerk

Absent-Joshua Halliday, Councilman  
Albert Brooks-Code Enforcement Officer  
Rose E Farr, Town Clerk

Public: Kate Halliday

After the pledge of allegiance and roll call the following business was conducted.

**RESOLUTION #188**

**APPROVAL OF MINUTES**

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

ADOPTED	AYES	4	Lucia, Brown, Byrnes, and Collura
	NAYS	0	
	ABSENT	1	Halliday

**RESOLVED** that the minutes from June 1, 2017 be approved, and be it further

**RESOLVED** that the minutes from June 8, 2017 be tabled for review until June 22, 2017.

Supervisor Lucia told the board that he is writing a letter in response to Louise Carney's presentation at the last public board meeting.

**RESOLUTION #189**

**RESOLUTION TO AMEND BUDGET**

A motion was made by Councilman Edward Byrnes and seconded by Councilman Charles Brown and the following resolution was

ADOPTED	AYES	4	Lucia, Brown, Byrnes, and Collura
	NAYS	0	
	ABSENT	1	Halliday

RESOLVED that the following transfers be made:

\$40,000.00 from A Fund Balance

Increase appropriations by \$40,000.00 and set up new accounts of A1430.2 (Kronos Equipment) in the amount of \$25,000.00 and A1430.4 (Kronos Contractual) in the amount of \$15,000.00.

**RESOLUTION #190**

**RESOLUTION TO AMEND BUDGET**

A motion was made by Councilman Jeffrey Collura and seconded by Councilman Edward Byrnes and the following resolution was

ADOPTED	AYES	4	Lucia, Brown, Byrnes, and Collura
	NAYS	0	
	ABSENT	1	Halliday

RESOLVED that the following amendments be made:

Increase appropriations by \$40,070.11 out of anticipated revenue and increase DB5112.4 by \$40,070.11 (Capital Outlay CHIPS).

**RESOLUTION #191**

**RESOLUTION TO APPROVE STIPEND FOR MATTHEW FOGARTY**

A motion was made by Councilman Byrnes and seconded by Councilman Collura to grant Matthew Fogarty his next stipend effective June 13, 2017.

ADOPTED	AYES	4	Lucia, Brown, Byrnes, and Collura
	NAYS	0	
	ABSENT	1	Halliday

RESOLVED that effective June 13, 2017 Matthew Fogarty receives a \$.50 per hour increase to his pay for Paramedic-Coordinator for the Town of Corinth.

Supervisor Lucia stated that there was a Landfill Report. Highway Superintendent Eggleston said that they have been very busy with the Corinth Little League and people doing their yard cleanups.

The following reports are on file in the Supervisor's office.

Sales Tax Report - \$68,369.00

Notice from NYS Police

Mt McGregor News

Multi Med Newsletter  
Invasive Species Awareness Week Letter  
County Sales  
Fire Department report

Supervisor Lucia stated he sent an email to Matt Rogers asking him if he would update the Town on the status of the Depot project. He then read the response letter to the board:

**Richard Lucia**

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**From:** Matthew Rogers <matthewrogers@rogersplanning.com>  
**Sent:** Tuesday, June 13, 2017 7:38 PM  
**To:** Richard Lucia  
**Subject:** Re: depot

Hi Dick,

I am just seeing this email today.

I sent an email back in May asking if there was any progress made on the electrical. I guess your email answers my question that nothing has progressed.

As I discussed at the last Town Board meeting I attending regarding this project, since I am no longer an employee of the Town, my work associated with moving the project forward ended. Saratoga's contract does not include clerk of work duties.

I do not want this project to be delayed any longer and I will volunteer time in an effort to move the project forward.

Let me draft up a list of next steps and identify what aspects I can help out with going forward. This list will be provided by Friday. However, there does need to be more direct local involvement from the Town's side to assist my efforts in moving the project forward.

Thanks,  
Matt

received and the number of cases. Bookkeeper Halliday stated that the Court revenue has been on a decline since 2007, when the Saratoga County Sheriff Dept contracted with the Village of Corinth.

Supervisor Lucia read a letter from NYS Police who are canvassing for recruitment.

Supervisor Lucia read the following letter from the Town of Wilton regarding the proposals due for May 31, 2017 for the Department of Corrections property:

THE DAILY GAZETTE | Monday, June 12, 2017

# NEWS



WHAT YOU NEED TO KNOW FOR 06/12/2017



## Proposals to redevelop former Mt. McGregor prison due May 31

Massive site has potential – and drawbacks

John Cropley | May 19, 2017



The former Mount McGregor prison site is up for sale.

PHOTOGRAPHER: NEW YORK TIMES

SHARE Through many chapters over 140 years, Mount M prison.

me, a residence for the developmentally disabled and a



Local officials say it's great place -- with great potential but with great challenges to realizing that potential. Multiple potential buyers have toured the facility.

Empire State Development is the state agency handling the potential sale, and it is offering the buyer up to \$8 million in assistance with redevelopment. It extended the deadline for proposals from March 31 to give potential buyers enough time to put together their plans.

Moreau Town Supervisor Gardner Congdon said he's ready for the next chapter to begin.

"I'd like to see something good happen there, but I'd hate to see it rushed through, and not have it developed to its utmost capacity," he said.

Of the concepts he's seen -- not all of them have reached the public eye -- he sees the most potential in a film production studio.

"From what I've read, it sounded very good. I would certainly be very supportive of that," Congdon said. "There have been a couple of others that didn't make any economic sense or any sense at all."

The heart of the campus is in Moreau, though the land extends into Corinth and Wilton. Along with the location, on top of a hill at the end of a winding road, the sheer size and scope of the site complicate its redevelopment. A lot of work would have to be done to make it a working prison again, let alone convert the mothballed prison to something else.

"The problem is, it's too big," Congdon said. "There's too much to do to take advantage of it."

That said, the site also has a lot going for it, he added. That was recognized by its early developers, who built a resort with direct rail service to Saratoga Springs in the late 1800s.

"It's magnificent," Congdon said.

Two economic development agencies in the county are working with potential buyers interested in the site.

"There's been a lot of attention paid to it," said Ryan Van Amburgh of the Saratoga Economic Development Corporation. "We've been on multiple tours with multiple organizations."

He said interest has come from a variety of potential users.

"It comes down to what's the best use for it," he said, explaining that the goal is not just to sell the site, but to create an economic engine for the area to replace what was lost when the prison closed in 2014 and hundreds of employees dispersed.

Marty Vanags, president of the Saratoga County Prosperity Partnership, said his agency has worked with three potentially interested parties. A big hurdle is the cost any project would carry.

"It's a solid piece of property," he said. "It's going to take a pretty solid investment."

Is he optimistic that Mount McGregor will turn the corner May 31?

"Economic developers are always optimistic," he said. "We just need the right person with the right plan."

If the site is sold, it could go on the tax rolls for the first time in decades. Saratoga County, South Glens Falls schools, and the town of Corinth, Moreau and Wilton all would be in line for a bump in tax revenue.

Congdon said that shouldn't be a consideration as the state weighs redevelopment proposals.

He wants it to be an asset to the community again, not just a tax asset.

Further, he said, the site may not generate much property tax revenue, especially in its current state.

"Even though the replacement cost is many millions, actual cash value is something different."

#### A MIXED PICTURE

So what does the buyer of the Mount McGregor site get?

A lot, but not everything.

-- More than two-thirds of the site -- about 750 acres -- became part of Moreau Lake State Park in 2015, a year after the prison closed.

-- The remaining 325 acres includes the cottage where former President Ulysses S. Grant lived his final days; that's not for sale, and the buyer will have to maintain a public-access road to it.

-- The state will retain ownership of the Lake Bonita reservoir and retain access rights to it, though the buyer of the former prison will be allowed to draw water from it, as the prison did. (Mount McGregor is served by public sewer lines but not public water lines.)

-- The Saratoga County Office of Emergency Services will retain the rented parcel where it has a broadcast tower, and retain access rights to it.

-- The buyer will have to plow and salt the one-mile access route, McGregor Mountain Road, free of charge, as there are private residences on it.

The buildings on the prison campus are an eclectic array of styles and sizes and ages, as one might expect at a site with so many uses through the years. All will have to be brought up to code by the buyer. Any asbestos or other contamination will become the responsibility of the buyer.

ESD, in its request for proposals, traces the history after Duncan McGregor built the small hotel on the mountain that bears his name:

It was redeveloped into the Hotel Balmoral, a luxury resort that burned down in 1897. The Metropolitan Life Company bought the site in 1910 and built a tuberculosis sanitarium that became a self-contained community with its own farm. The state bought it in 1945 and converted it to a facility to help World War II vets readjust to civilian life. That function ended in the 1950s. It was taken over as annex to the Rome State School for the Retarded and became known as the Wilton Developmental Center. It closed in 1975, when a new Wilton Developmental Center opened down the hill on Ballard Road. It reopened as a minimum-security prison in 1976. It added a medium-security area in 1981, and operated as both minimum and medium until 2014, when Gov. Andrew Cuomo ordered a wave of [prison closures](#) in response to a shrinking inmate census.

Its buildings range from guard huts measuring 28 square feet to a 57,356-square-foot dormitory, with assorted large buildings for laundry, exercise, vocational training, dining, administration, medical treatment and recreation. Construction dates range from 1913 to 2007. The circa-1915 chapel reflects the Mission-style architecture popular a century ago, and a minimum-security inmate dorm still has the upper-story sun porches commonly seen at tuberculosis hospitals in the era before modern antibiotics, when fresh mountain air was a favored TB treatment.

There's also a firing range, a water treatment plant, an ornamental pond created in the pit where stone was quarried for buildings, a steam plant and steam tunnels, and a historic stone water tower no longer in use.

What becomes of it all may start to come into focus in June.

"The goal of the Request For Proposal process is finding a suitable project that best promotes the reuse of Mount McGregor Correctional Facility, while stimulating job growth and economic development in the community," Empire State Development said in a written statement. "New York state has engaged the community early and throughout the process, working closely with local officials and community ill best serve the individual community."

Supervisor Lucia announced that the Invasive Species Awareness Week (ISAW) will run from July 9-15, 2017. Councilman Collura suggested the board have a representative attend our meeting as an informational speaker.

Supervisor Lucia announced that the next meeting for the Bicentennial Committee will be June 21, 2017 at 7:00PM.

Supervisor Lucia asked Highway Superintendent Eggleston if Frank Barbera had contacted him yet, as he is ready to dedicate Morgans Way to the Town. Supervisor Lucia said that he told Mr. Barbera the Highway Superintendent would need to inspect the road. Highway Superintendent Eggleston replied by saying that Mr. Barbera would need to resurface the road prior to the dedication.

Supervisor Lucia passed out a copy of Queensbury's ATV ordinance for review to the Board. After reviewing the ordinance the Board discussed making changes to Town of Corinth's ordinance. Councilman Collura suggested changing the distance from a residence footage from 500' to 100', and possibly the hours of operation, dusk until dawn. Highway Superintendent Eggleston said the DEC has control over ATVs in the wooded trails, and also has control with the decibels. Supervisor Lucia wondered if DEC has guidelines for ATVs. Councilman Byrnes suggested to have a workshop for further discussion and to obtain copies of local ordinances to review from the Towns of Wilton and Moreau for comparison.

Supervisor Lucia announced the summer attire for employees. After a discussion the board decided to reaffirm that Bermuda shorts or regular shorts will not be allowed in the workplace.

Bookkeeper Halliday presented to the Board members the monthly Operating statement and monthly reports for May 2017 from her office. After reviewing Councilman Collura questioned the Multi Med report and Bookkeeper Halliday answered his questions.

## TOWN BOARD

### Councilman Byrnes

Councilman Ed Byrnes thanked Highway Superintendent Eggleston for letting the Fun Day committee store 90+ bicycles and 3 trailers in the town garage until Fun Day, June 28<sup>th</sup>. He also thanked Saratoga Walmart for their efficiency and generosity once again with the bikes purchase. He also thanked Gary Williams for his hard work with the bikes and VFW post for donating the hotdogs and rolls.

### Supervisor Lucia

Supervisor Lucia said the Town needs to send a huge thank you out to Walmart and Gary, and all involved. He stated that Fun Day is June 28<sup>th</sup>, and begins at 2:00PM-7:00PM, however help for set up would be needed prior to 2:00

### Councilman Collura

Councilman Collura brought up the subject of the county roads and snow accumulation, especially County Route 10. He said he would get together with Town Clerk Rose Farr to draft a letter on this issue.

Highway Superintendent

Town Highway Superintendent Eggleston announced that the Highway crew just finished up black topping Tannery Hill Rd and will be moving on to Davignon Road. Shawn then discussed the snafu with the new highway truck purchase, and stated what a fiasco the billing and title work had been. Shawn also reported that the Town of Wilton is ready to blacktop their side of Wilton Mountain Road, and that we should think about doing our side at the same time. Discussion followed regarding the new type of material incorporated in the blacktop . Councilman Collura believes that the banking problem is a major factor with the number of accidents occurring, and that he would like to convey this concern to the Town of Wilton. The Board discussed this at length and felt that it would be best to attend a Wilton town board meeting to see if they can talk to them first. Councilman Byrnes and Councilman Collura agreed to attend a Wilton board meeting.

**RESOLUTION #192**

**MOTION TO ADJOURN**

On a motion by Councilman Collura and seconded by Councilman Brown the following resolution was

ADOPTED	ADOPTED	AYES	4	Lucia, Brown, Byrnes, and Collura
	NAYS		0	
	ABSENT		1	Halliday

RESOLVED that at 5:15PM the Town Board adjourned.

Respectfully submitted,

Anne M Bourdeau  
Account Clerk