

TOWN OF CORINTH, TOWN BOARD MEETING

April 8, 2021

6:00PM

CALL TO ORDER: 6:00PM Zoom Recorded

ROLL CALL:

Supervisor Lucia
Councilman Butler
Councilman Byrnes
Councilman Collura
Councilman Halliday
Bookkeeper Halliday
Building/Code Officer Brooks
Highway Superintendent Eggleston
Town Clerk Peris
EXCUSED: EMS Coordinator Fogarty

PUBLIC: Sue Commanda---CEO HRCCU
Sybil Newell----RISE
Margaret Rabida
Louise Reed
Paula Tancredi Penman
Kiley Crooks
Diana Collura
Dennis Morreale, Sr
Denise Fay
Mark Deuel
Judy Bedore
Donna Balcom
Grahame Champagne
Jennifer Kietzman

Stacey Bonnie
Matt Richardson
Sherry Mann
Mr. & Mrs. Spiderma
Wendy Randall

PRAYER: Given by Supervisor Lucia

MEETING MINUTES:

RESOLUTION #138

TO APPROVE MEETING MINUTES DATED APRIL 1, 2021.

A Motion by Councilman Byrnes and Seconded by Councilman Butler to Approve Meeting Minutes Dated April 1, 2021.

Ayes	5
Nays	0
Excused	0

Motion Passed

PUBLIC HEARING #1:

**NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW
ESTABLISHING A MORATORIUM ON
SOLAR FARMS IN THE TOWN OF CORINTH**

NOTICE IS HEREBY GIVEN that the Corinth Town Board will hold a public hearing on Thursday April 8, 2021, beginning at 06:10 p.m. concerning proposed Local Law No. 2 of 2021. The proposed Local Law would impose a Moratorium on Solar Farms and certain Ground-Mounted Solar Panels until September 11, 2021, for the purpose of allowing time for the Corinth Town Board to develop and enact new regulations governing development and installation of these facilities within the Town. At the Public Hearing, all interested parties will be given an opportunity to be heard.

Copies of the proposed Local Law are on file in the Town Clerk's Office and also on the Town of Corinth website at www.townofcorinthny.com.

PLEASE TAKE FURTHER NOTICE that that based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the public hearing will be held via videoconferencing, as permitted by the NYS Open Meetings Law and New York State Gubernatorial Executive Orders. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where Board members will be situated or in any other location. The public will be able to fully observe the videoconference meeting and will be able to comment during the public hearing.

PLEASE TAKE FURTHER NOTICE that comments for the Public Hearing can be (1) sent in advance of the meeting to clerk@townofcorinthny.com, or (2) made through the Zoom videoconferencing or the Zoom telephone call in number at the time of the Public Hearing.

INSTRUCTIONS TO ACCESS THE VIRTUAL MEETING: Go to www.townofcorinthny.org or call the Town Hall @ 518-654-9232 for access information.

Dated: April 1, 2021

Brenda Peris

Corinth Town Clerk

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RESOLUTION #1399

TO OPEN PUBLIC HEARING #1 REGARDING ESTABLISHING A MORATORIUM ON SOLAR FARMS IN THE TOWN OF CORINTH

A Motion by Councilman Halliday and Seconded by Councilman Butler to Open Public Hearing #1 regarding Establishing a Moratorium on Solar Farms in the Town of Corinth.

Ayes	5
Nays	0
Excused	0

Motion Passed

No Comments for or against Public Hearing #1

RESOLUTION #140

TO CLOSE PUBLIC HEARING #1 REGARDING ESTABLISHING A MORATORIUM ON SOLAR FARMS IN THE TOWN OF CORINTH

A Motion by Councilman Collura and Seconded by Councilman Halliday to Close Public Hearing #1 regarding Establishing a Moratorium on Solar Farms in the Town of Corinth.

Ayes 5

Nays 0

Excused 0

Motion Passed

PUBLIC HEARING #2

NOTICE OF PUBLIC HEARING

ON PROPOSED LOCAL LAW

ESTABLISHING A MORATORIUM ON

WIRELESS TELECOMMUNICATION FACILITIES IN THE TOWN OF CORINTH

NOTICE IS HEREBY GIVEN that the Corinth Town Board will hold a public hearing on Thursday, April 8, 2021, beginning at 6:20 p.m. concerning proposed Local Law No. 1 of 2021. The proposed Local Law would impose a Moratorium on certain Wireless Telecommunication Facilities in the Town of Corinth until September 11, 2021, for the purpose of allowing time for the Corinth Town Board to develop and enact new regulations governing development and installation of these facilities within the Town. At the Public Hearing, all interested parties will be given an opportunity to be heard.

Copies of the proposed Local Law are on file in the Town Clerk's Office and, also on the Town of Corinth website at www.townofcorinthny.com.

PLEASE TAKE FURTHER NOTICE that that based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the public hearing will

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INSTRUCTIONS TO ACCESS THE VIRTUAL MEETING: Go to www.townofcorinthny.org or call the Town Hall @ 518-654-9232 for access information.

Dated: April 01, 2021

Brenda Peris

Corinth Town Clerk

RESOLUTION # 142

TO OPEN PUBLIC HEARING #2 REGARDING ESTABLISHING A MORATORIUM ON CERTAIN WIRELESS TELECOMMUNICATION FACILITIES IN THE TOWN OF CORINTH

A Motion by Councilman Collura and Seconded by Councilman Byrnes to open Public Hearing #2 regarding Establishing a Moratorium on Certain Wireless Telecommunication Facilities in the Town of Corinth.

Ayes	5
Nays	0
Excused	0

Motion Passed

Comments for the Moratorium: Graham Champagne commented that he supports the Moratorium as he has had issues with Wireless Telecommunication.

No Comments against the Moratorium

RESOLUTION #143

TO CLOSE PUBLIC HEARING #2 REGARDING ESTABLISHING A MORATORIUM ON CERTAIN WIRELESS TELECOMMUNICATION FACILITIES IN THE TOWN OF CORINTH

A Motion by Councilman Halliday and Seconded by Councilman Collura to Close the Public Hearing #2 regarding Establishing a Moratorium on Certain Wireless Telecommunication Facilities in the Town of Corinth.

Ayes	5
Nays	0
Excused	0

Motion Passed

HRCCU AFFORDABLE HOUSING PRESENTATION:



The slide features a blue background with a white ribbon graphic on the right side. The ribbon contains a landscape image with a lake, mountains, and a chair. The text is centered and includes the title, mission statement, member count, and date.

HRCCU & Affordable Housing

Our Mission
Make lives better

Our Members
Over 26,000 (85% low/moderate income)

April 2021

Asset Limited Income Constrained & Employed (ALICE)



- Saratoga County ALICE populations**
 - Seniors (65+) 25,959 HH, 45% are living below the ALICE Threshold
 - Single parent, 6,124 HH, 65% living below the threshold
 - Individual under 25 years old, 2,626 HH, 69% living below the threshold
- Saratoga County Annual Survival Budget**
 - Single Adult, \$31,068
 - Single Senior \$34,344
 - Two Seniors \$52,500
 - Two Adults w/2 school age children \$74,220
 - Two Adults w/2 children in childcare \$92,028



The Benefits of Sufficient Income

If households have sufficient income for...	Impact on ALICE	Impact on the Community
Safe, Affordable Housing	Improved health through safer environments and decreased stress, improved educational performance and outcomes for children, greater stability for household members, a means to build wealth for homeowners	Less traffic, lower health care costs, better maintained housing stock, lower crime rates, less spending on homelessness/social services
Quality Child Care and Education	Improved academic performance, higher lifetime earnings, higher graduation rates, improved job stability/access for parents, better health	Decreased racial/ethnic and socioeconomic performance gaps, decreased income disparities, high return on investment (especially for early childhood education)
Adequate Food	Decreased food insecurity, improved health (especially for children and seniors), decreased likelihood of developmental delays and behavioral problems in school	Lower health care costs, improved workplace productivity, less spending on emergency food services
Reliable Transportation	Improved access to job opportunities, school and child care, health care, retail markets, social services, and support systems (friends, family, faith communities)	Fewer high-emissions vehicles on the road, more diverse labor market, decreased income disparities
Quality Health Care	Better mental and physical health (including increased life expectancy), improved access to preventive care, fewer missed days of work/school, decreased need for emergency services	Decreased health care spending, fewer communicable diseases, improved workplace productivity, decreased wealth/health gap
Reliable Technology	Improved access to job opportunities, expanded access to health information and tele health services, increased job and academic performance	Decreased "digital divide" in access to technology by income, increased opportunities for civic participation
Savings	Ability to withstand emergencies without impacting long-term financial stability and greater asset accumulation over time (e.g., interest on savings; ability to invest in education, property, or finance a secure retirement)	Greater charitable contributions, less spending on emergency health, food, and senior services



Housing Demographic



	Corinth Town, Saratoga County	Corinth Village, Saratoga County
Total HH	2,502	1,004
Median HH Income	\$55,465	\$45,250
% renters paying more than 35% of income in rent	53.1%	50.5%
% renter HH	20.5%	38.1%
% vacant rental units	2.7%	3.5%
% individuals below poverty level	11.0%	17.8%

HRCCU Housing Initiatives



- Mortgage rates for all credit levels
- 95% financing with no PMI
- Home Buyers Dream program thru Federal Home Loan Bank (FHLB)
- Home buyer education
- Loan officers trained as credit counselors
- Affordable Housing partnerships
- Affordable Housing Grants thru FHLB





MAKING LIFE BETTER.



In Service to the Community of Corinth

What We Do



- Help people facing life challenges
 - Affordable housing
 - Supported housing
 - Connections to health services
- Provide community leaders with a means of helping vulnerable citizens
- Ensure that people in need of compassion, care, and support are helped back to their feet



How We Do It



- Community Residences with 24-hour staffing to acclimate residents to a stable living environment
- Apartment programs where residents are supported by staff to ensure needs are being met
- Partner with individuals and families to ensure access to needed medical care, dental care, mental health services, financial benefits, and housing
- Partner with the NYS Department of Health (DOH), Office of Mental Health (OMH), Housing and Urban Development (HUD), and Office of Addiction Supports (OASAS) to ensure services are delivered in accordance with state and federal regulations



RISE properties in Saratoga County



Milestone Manor
Saratoga Springs



Rain House
Saratoga Springs



Hedgerow House
Ballston Spa



Union Street
Saratoga Springs



Dominic Hollow (in development)
Ballston Spa



The Riverview at Corinth



Pine Street
Town of Corinth
Saratoga County, NY



- 60 Apartment Units
- 62 Parking Spaces (+18 banked)
- 8 RISE Staff
- 30 Supportive Housing Apartments
- 15 Affordable Senior Housing Apartments
- 15 Affordable Community Apartments



Proposed Project Site

+/- 3.00 acres

Currently owned by HRCCU



Positive Economic Impact to Corinth



8 New Jobs

- 8 Full-time RISE staff
- \$325,000 in annual salaries

\$1.4m
Disposable Income

- Disposable income brought to the community
- 60 units at an average of \$24,000
- Approx. \$1.4m disposable income after rent

Property Taxes

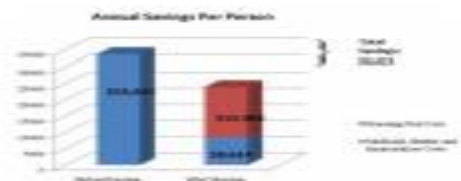
- Payment in Lieu of Taxes (PILOT) Agreement
- Payment above the estimated tax calculation
- Plus 2% annual increase

Positive Social Impact



- Supportive Housing programs reduce healthcare and other public service costs
- In general, studies on the impact of Supportive Housing programs have observed:

- 20-30% decrease in hospital days
- 20-50% decrease in ER visits
- 20-50% decrease in Police involvement



Source: Foster, David B. (2010). Housing, Health, Recovery, and Rehabilitation: Evaluation of Housing for Health-Related Housing Program. Washington, DC: American Psychiatric Association.



Thank you!

A question & answer session followed the presentation given by Sue Commanda CEO from HRCCU and Sybil Newell from RISE.

Who is funding this project?	HRCCU is donating the Property. Federal Home Loan –Grant for low-income housing NYS Homes & Community Renewal
Safety Concerns?	24 Hour staffing for support Housing, Swipe Cards to enter and cameras around d the building. Building will be built with Fire Sprinklers, Fire Walls, etc.
Rent Increase for Seniors/Soc.Sec.?	Rent increases will not be based on their Social Security Increases.
Who other than Seniors?	This housing facility would not be for folks with Drug Addiction. It would be for Folks requiring support services for mental health issues, Low- income Seniors and Low income Families. Priority will go to seniors 55 and up. Anticipate folks of all ages.
Requirements?	No requirement but building will need occupants to support it.
Where will folks come from?	Saratoga County
Staffing?	8 Total Jobs Program Director 2 Case Managers RN Dedicated Property Manager Transportation Staff

PILOT Program

Payment in lieu of taxes. Will be calculated above tax calculation with a 2% annual increase.

BILL PAY:

2021 ABSTRACT

Abstracts for 04/08/2021

Voucher A –210169-210188

B – 212130-212147

CM –217070-217075

DB –213089-213099

General Fund A \$ 16,200.82

General Fund/Outside Village – B \$ 9,215.55

Community Development Grant -CDGB \$

Highway/Part Town – DB \$ 44,425.79

Medical – CM \$ 1,138.84

Home improvement \$

Fire – SF \$

SW Consolidated Water \$

Sewer/ Water

Eastern Avenue \$

Tranquility \$

Passarelli \$

Dorset \$

Corinth #5	\$
<u>Lighting</u>	
Eastern Avenue	\$
Eggleston Avenue	\$
<u>South Corinth</u>	\$

TOTAL \$70,981.00

RESOLUTION #144

TO APPROVE BILL- PAY DATED APRIL 8, 2021 TOTALING \$70,981.00.

A Motion by Councilman Butler and Seconded by Councilman Byrnes to Approve Bill-Pay dated April 8, 2021 Totaling \$70,981.00.

Ayes	5
Nays	0
Excused	0

Motion Passed

REPORTS:

Given to Board to review

Public:

No Public Comment

TOWN BOARD:

COUNCILMAN BUTLER:

***When do we plan on opening the Town Hall?**

***Open Seats on Planning and Zoning---need to set up interviews.**

***Railroad crossing on Farm to Market rd. ---Belongs to County, Shawn stated the town would need permission from the County for the Town DPW to fix.**

COUNCILMAN BYRNES:

*Movement on condemned home? It has been torn down and replaced.

*Was Judge Woodcock request answered.

COUNCILMAN COLLURA:

*Mill Transfer? Nothing new to report.

COUNCILMAN HALLIDAY:

*Presentation was good-believes caution is needed.

TOWN CLERK:

Nothing further to report.

ATTORNEY:

Nothing further to report

HIGHWAY:

*Summer hours will start on Monday April 12th.

BUILDING/CODE:

*Problem with family dispute

*West Mtn.-Next of kin to take control.

RESOLUTION#145

MOTION TO ADJOURN

A Motion by Councilman Byrnes and Seconded by Councilman Collura to Adjourn meeting.

Ayes 5

Nays 0

Excused 0

Motion Passed

Respectfully Submitted by

Brenda Peris

Town Clerk