

**TOWN OF CORINTH, REGULAR TOWN BOARD MEETING  
JUNE 13, 2024 @ 6:00PM**

**CALL MEETING TO ORDER**

**ROLL CALL:**

Eric Butler, Supervisor  
Patrick Clothier, Councilman  
Melanie Denno, Councilwoman  
Carey Mann, Councilman  
Albert Brooks, Building/Code Officer  
Shawn Eggleston, Highway Superintendent  
Brenda Peris, Town Clerk

**EXCUSED:**

Kiley Crooks, Councilwoman  
Matt Fogarty, EMS Coordinator

**PLEDGE:**

**RESOLUTION #151**

**APPROVAL OF MINUTES**

A motion was made by Councilwoman Denno and seconded by Councilman Mann the following resolution was

<b>ADOPTED</b>	Ayes	4	Butler, Clothier, Denno Mann
	Nays	0	
	Excused	1	Crooks

**RESOLVED** that the Town Board Meeting Minutes for May 23, 2024, be approved.

**RESOLUTION #152**

**APPROVAL OF ABSTRACTS**

A Motion was made by Councilman Clothier and Seconded by Councilwoman Denno, and the following resolution was

<b>ADOPTED</b>	Ayes	4	Butler, Clothier, Denno Mann
	Nays	0	
	Excused	1	Crooks

**RESOLVED** that the abstracts of June 13, 2024, be approved as follows:

ABSTRACT

Abstracts for 06/13/2024

Voucher A – 240312 – 240366 (240325 voided)

B – 242228 – 242255 (242241 voided entered 2x)

CM – 247124 - 247140

DB – 243160 - 243181

General Fund A \$ 39,214.05

General Fund/Outside Village – B \$ 4,144.68

Highway/Part Town – DB \$ 22,679.50

Medical – CM \$ 9,885.49

Home improvement \$

SW Consolidated Water 224005 - 224006 \$ 38,766.76

Lighting

Eastern Avenue 245006 \$ 238.04

Eggleston Avenue 246006 \$ 126.27

South Corinth 244006 \$ 209.36

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TOTAL \$ 115,264.15

**REPORTS:**

The Following Reports Given to the Town Board for their Review:

Overtime

Sheriffs

Building Dept

Clerk

Senior Center

Mortgage Tax

Highway Fuel & Work

**REPEAL AND REPLACE LAND USE CHAPTER:** Supervisor Butler gave a background on the proposed Land Use changes. The land use law was updated back in December. In the meantime, there were some proposed changes/updates that needed to be addressed. The changes include 2 parcels to be rezoned, Items that reference code enforcement but should reference our zoning administrator, Zoning use one principal per property, Proportionate reduction-some properties are preexisting non-conforming sizes so when it comes time that they want to build there are setbacks. These setbacks would have set standards and minimums., LED sign regulations, description of home occupant 1 and 2, streamline ways code can be enforced when violations occur.

Supervisor Butler asked the Clerk to read the following Public Hearing notice.

**NOTICE OF PUBLIC HEARING  
ON PROPOSED LOCAL LAW NO. 4 OF 2024  
A LOCAL LAW REPEALING AND REPLACING  
TOWN OF CORINTH TOWN CODE CHAPTER 89 - LAND USE CODE AND LAND  
USE DISTRICT MAP**

**NOTICE IS HEREBY GIVEN** that the Corinth Town Board will hold a Public Hearing on Thursday June 13, 2024, beginning at 6:00 p.m. at the Corinth Town Hall, 600 Palmer Avenue, Corinth, New York, concerning proposed Local Law No. 4 of 2024. The proposed Local Law would repeal and replace the Town Land Use Code (zoning regulations) and Land Use District Map in the Town of Corinth. The proposed amendments to the Land Use District Map would change the classifications of Tax Map Parcel #86.-1-2.1 to Moderate Density Residential (R-2) and Tax Map Parcel #73.-2-56 to Rural Residential (R-R).

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](http://www.townofcorinthny.com).

**PLEASE TAKE FURTHER NOTICE** that all interested parties will be given an opportunity to be heard.

Dated: May 28, 2024

Brenda Peris

Corinth Town Clerk

Supervisor Butler opened the Public Hearing:

**PUBLIC COMMENTS:**

**Thomas Miller:** Presented a petition to the Town Clerk opposing the Zoning change of Schuyler, LLC Property on Dayton Drive. The petition read:

We, the undersigned, are opposed to the change in zoning for property owned by Schuyler, LLC in the Town of Corinth for Section 73, Block 2, Parcel 56. Specifically, the change in the current Resource Management (RM) designation to Rural Residential (RR).

The change in the zoning which occurred in December of 2023 from RR to RM occurred as a result of studies and recommendations from zoning committees. We believe the committee's got the RM designation correct. The wetlands, abundant wildlife and pristine creek are evidence that the RM designation is correct for the parcel.

The Proposed change in zoning will allow Schuyler, LLC to subdivide and develop the parcel. The development project is described in a Revised Major Project Public Notice, Adirondack Park Agency Project Number 2021-0213.

The Project Notice states that a four-lot subdivision allowing multi-family housing will be created. Lot sized of approximately 6 acres, 8 acres, 11.6 acres and 26.6 acres will be created by the subdivision.

The project will impact plentiful wildlife including bear, moose, deer, fox, ravens, etc.

We support the refund of monies by the Town of Corinth to Schuyler, LLC to include the purchase price and any engineering and development costs expended by Schuyler for the project.

The parcel should be owned by the Town of Corinth and preserved as a forever wild space. 80 resident signatures are attached to the petition.

Mr. Miller referenced the section below of Resolution #267 from the December 28, 2023, Town Board Meeting

“ **WHEREAS**, the Town has been working on the repeal and replacement of the Town Land Use Code for several years and over the past year has had extensive discussion, committee meetings, workshops and public participation regarding the proposed law, including several public meetings of which the public was made aware by various means including direct mailings to those property owners whose properties would be impacted by zoning district changes;”

Mr. Miller also stated that the APA approved the project based on an RR designation. They didn't do their due diligence. He feels the APA approval is worthless with the current information.

**Jennifer Michelle:** LED Signs- can have a huge impact on nature. The brightness and color of these lights can cause issues for lighting bugs, moths, and other pollinators. It causes too much light at night. They should have the stars and moon. LED lighting at night affects reproduction, navigation, etc. Easy fixes to this. Color & temperature of light, shielding it so light doesn't go up, timer so it's not on when it doesn't need to be.

**Supervisor Butler:** stated that the law contains rules on brightness during the day and night.

Attorney White stated that if the Public Hearing is being left open all comments should be sent to the Town Clerk.

**Jay Emery:** Asked about if the law would change his property from resource management to R2 so that he can have 3 acres lots. Supervisor Butler: yes

**Michael Bouchard**---project assistant for Schuyler LLC: which is subject to a revision of the law for parcel 73.-2-56 being converted back to an RR Zone. Schuyler had a lengthy procedure with the Adirondack Park Agency that lasted at least one year. They did a thorough review with test whole pits done, wet land flags put up, and an intense amount of paperwork was prepared and sent to the APA. Had many communications for months back and forth with the APA Specialist Bart Haralson assigned to this project. He required a new Local Government form to be executed back in December, Multiple revisions to the survey, had to get indications from Artie Lozier at the Village regarding water. APA did grant the permit which was recorded in the Saratoga County Clerk's office on March 26. That particular project called for 3 residential

homes off Dayton Dr. and 1 larger parcel off RT 9N with no construction contemplated at the moment.

Previously in the Fall of 2022, Schuyler was in front of the Town Zoning Board to have 4 lots off Dayton Dr. which would have required an area variance for the frontage. That application was withdrawn. Schuyler LLC based on an opinion from Jim Martin- decided to go with the 3 lots or flag lots that had adequate frontage. Schuyler LLC abandoned the area variance application and now are working with only 3 lots on Dayton Dr. Back at that time, Mr. Miller, who submitted a petition to this board opposing the change, sent an email to Anthony Bacarelli that stated, so I just called the APA and found out the number of homes increased with no commercial development. I was ok with 4 houses with commercial development off 9N to help Corinth. At that time, he was agreeable with 4 homes and commercial development off 9n and now the project only has 3 homes. Mr. Miller also had an interest in purchasing property from Anthony Bacarelli which did not come to fruition so that may be his opposition to this project. Schuyler LLC is here tonight in favor of having the property owned by Schuyler LLC put back to an RR district.

**Thomas Threw---General** Contractor for Schuyler LLC, lives in Porter Corners. Would like this project to move forward so he can do something in his own community. Has done projects in Greenfield, Clifton Park, has done 3 homes in Corinth. He has a great reputation. Most Inspections have been approved the first time. His company works to the highest standard and he would continue to do so with this project.

**Thomas Miller:** Before I knew that the property was all wetland and he couldn't get a way out of Dayton Dr across the swamp to 9N, that would have been another way In or out. The Original application to the APA was for 3 Single Family Homes and changed a week later to single-family or duplexes. If it was just 3 single- family homes, I probably wouldn't be here but you're talking about duplexes and this area is made up of single-family homes. I did offer to purchase 10 acres behind my house.

**Michael Bouchard:** RR Zone does permits single and 2 family homes. The APA approved all the paperwork for this project. Everything Schuyler LLC is doing is perfectly legal.

**Supervisor Butler:** stated that the following people sent emails opposing the change:

Bill Hulka

Nick Schkrioba

Stephen Wesseler

McKenzie DeJoseph

Evan & Christine Davies

The Town Board is leaving the public hearing open.

**ATTORNEY:**

**\*ARPA FUNDS:** The Town Received \$404,000 in ARPA funds. The plan was to use it for a new EMS Building. The funds must be committed/obligated by December 31<sup>st</sup>. Supervisor Butler is looking for clarification of what this means specifically to the Town. The Town Attorney is going to research and work with the Town Supervisor.

**SUPERVISOR:**

**\*Water at the Depot:** There has been a plan made to bring water off Freight House Rd to the Depot. The property belongs to the Town. The Village of Corinth will hook it up and have given us an estimate of \$4,549.37. \$3783.84 is remaining in the Depot Reserve account to be used towards this project.

**RESOLUTION#153**

**To Allow Supervisor Butler to have the Village run water to the Depo.**

A Motion was made by Councilman Mann and Seconded by Councilman Clothier and the following resolution was

<b>ADOPTED</b>	Ayes	4 Butler, Clothier, Denno Mann
	Nays	0
	Excused	1 Crooks

**RESOLVED** to Allow Supervisor Butler to have the Village run water to the Depot with a cost of \$4,549.37 of which \$3783.84 would come from the depot reserve.

**\*4<sup>th</sup> of July parade** will be held on Saturday July 6<sup>th</sup> at 1PM. It will start at the Little League field and go down Main Street to the light at the Post Office. Looking for participants---ask that you decorate in red, white and blue and toss out candy.

**\*Update to Regular Employee Handbook**

**RESOLUTION #154**

**To Update Section 701 "Holidays" in the Regular Employee Handbook**

A Motion made by Councilwoman Denno and Seconded by Councilman Mann, and the following resolution was

<b>ADOPTED</b>	Ayes	4 Butler, Clothier, Denno Mann
	Nays	0
	Excused	1 Crooks

**RESOLVED** to Update Section 701 “Holidays” in the Regular Employee Handbook, (paramedic/EMT version is correct) Back to Allowing Holiday Pay for Full Time Employees from the Day of Employment and Not “After 90 Calendar Days”.

\*Supervisor Butler Thanked Shawn, the Town Highway Crew, Artie and the Village DPW Crew for replacing the waterline at the Town Hall.

**TOWN CLERK:**

\***General Code-online and books update:** The online Code and books have not been updated since 2018. The Town Board was given a proposal for Codification Services to bring the Town up to date. This is not required but allows both employees and the Town Residents to conveniently research the code. A discussion was held.

**RESOLUTION#155**

**To Approve the Expense to General Code**

A Motion was made by Supervisor Butler and Seconded by Councilman Mann and the following resolution was

ADOPTED	Ayes	4 Butler, Clothier, Denno Mann
	Nays	0
	Excused	1 Crooks

RESOLVED to Approve the Expense to General Code in the amount of \$12,500.00 to update the Town Code from 2018 to Current based on the proposal received from General Code.

**\*CDBG Home Improvement Grants**

**RESOLUTION #156**

**Resolution to Accept RFP From Flatley Read Inc for Environmental Services.**

INTRODUCED BY: Councilman Clothier

WHO MOVED ITS ADOPTION

SECONDED BY: Councilwoman Denno

Whereas, The Corinth Town Board requests to accept and award the Request for Proposal from Flatley Read Inc. to provide Environmental Service to the Town of Corinth for the CDBG Grants which will involve but not limited to:1. Lead Base Paint Risk Assessment; 2. Lead Base Paint Clearance; 3. Mold Assessment and clearance; 4. Asbestos Survey; 5. Asbestos Project Monitoring and Clearance; 6. Radon Testing; 7. Residential Energy Audits and Task; 8. Tier II Site Specific environmental Reviews. Fee for services also included.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Corinth hereby approved and awarded the RFP for Environmental Services to Flatley Read, Inc. for the CDBG Grants.

RESOLUTION DULY ADOPTED JUNE 13, 2023, BY THE FOLLOWING VOTES:

AYES: 4 Butler, Clothier, Denno, Mann

NAYS: 0

ABSENT: 1 Crooks

**RESOLUTION #157**

**Resolution for Certifying Officer**

INTRODUCED BY: Councilman Mann

WHO MOVED ITS ADOPTION

SECONDED BY: Councilman Clothier

Resolution for Certifying Officer

WHEREAS, the Town of Corinth has agreed to submit a FY24 NYS Community Development Block Grant (CDBG) application for a Home Improvement Program Grant and;

WHEREAS, any projects that include CDBG funds must be assessed in accordance with the National Environmental Policy Act of 1969 (NEPA) and related authorities listed at 24 CFR Part 58, now, therefore, be it

**RESOLVED**, that the Town of Corinth has designated the Town Supervisor as certifying officer for all activities associated with the Environmental Review process to be completed in conjunction with the FY 24 CDBG application

**RESOLUTION DULY ADOPTED JUNE 13, 2023, BY THE FOLLOWING VOTES:**

AYES: 4 Butler, Clothier, Denno, Mann

NAYS: 0

ABSENT: 1 Crooks

**RESOLUTION #158**

**AUTHORIZING APPLICATION FOR A HOUSING IMPROVEMENT PROGRAM GRANT**

INTRODUCED BY: Councilman Clothier

WHO MOVED ITS ADOPTION

SECONDED BY: Councilwoman Denno

RESOLUTION AUTHORIZING APPLICATION FOR A HOUSING IMPROVEMENT PROGRAM GRANT

**WHEREAS**, the Board finds it in the best interests of the Town of Corinth to seek grant funding for community revitalization in the Town of Corinth; and



**WHEREAS**, NYS Homes & Community Renewal provides funding for such projects to municipal applicants; and

**WHEREAS**, the Town of Corinth has determined a Home Improvement Program to be in the best interest of supporting community and economic revitalization in the target area; and

**WHEREAS**, the proposed Home Improvement Program Grant will help support continued sustainable economic growth in the community by alleviating health and safety issues in 1-4 unit owner-occupied residences; now, therefore, be it

**RESOLVED**, that the Town of Corinth has agreed to submit a NYS Community Development Block Grant (CDBG) application for a Home Improvement Program Grant and as such, the Town Supervisor C. Eric Butler is hereby designated as the representative for the grants and is further authorized to sign such documentation and provide such information as may be required for timely completion of the applications.

**RESOLUTION DULY ADOPTED JUNE 13, 2023, BY THE FOLLOWING VOTES:**

AYES: 4 Butler, Clothier, Denno, Mann

NAYS: 0

ABSENT: 1 Crooks

**RESOLUTION #159**

**DECLARING 2024 NYS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING TO CONSIST OF TYPE II ACTIONS UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

INTRODUCED BY: Supervisor Butler

WHO MOVED ITS ADOPTION

SECONDED BY: Councilman Mann

RESOLUTION DECLARING 2024 NYS COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING TO CONSIST OF TYPE II ACTIONS UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

**WHEREAS**, federal grant funding is available through the NYS Homes and Community Renewal to support local housing and community development activities which are undertaken by eligible municipalities; and

**WHEREAS**, the Town of Corinth is applying for such funding through the 2024 Program Year funding competition under the NYS Community Development Block Grant (CDBG) Program for the rehabilitation of existing 1-4 unit owner-occupied residential properties; and

**WHEREAS**, the Town of Corinth has designated the Town Supervisor as the Certifying Officer for the Town of Corinth; and

**WHEREAS**, the Town of Corinth is required by federal regulations to undertake an environmental review of 2024 CDBG Program activities, included under NEPA and SEQRA, prior to the funds being awarded by the NYS Office of Community Renewal; now therefore

**BE IT RESOLVED**, the Town of Corinth has reviewed the SEQR short environmental assessment form (EAF) for the CDBG Housing Rehabilitation 2024 Program, and therefore

**BE IT FURTHER RESOLVED**, the Board has declared the FY 2024 CDBG Program to consist of Type II Actions under SEQRA in accordance with 6 NYCRR §617.5(c)(1), (2), and (11).

**RESOLUTION DULY ADOPTED JUNE 13, 2023, BY THE FOLLOWING VOTES:**

AYES: 4 Butler, Clothier, Denno, Mann

NAYS: 0

ABSENT: 1 Crooks

**HIGHWAY:** Flags at the Veterans Memorial- have had people asking where the flags are.

**BUILDING/CODE:** \*Have been busy

\*Certificate of Occupancy has been issued in the development

\*Both homes on Wall St. have been sold.

## **RESOLUTION #160**

### **TRANSFERS**

**A Motion was made by Councilwoman Denno and Seconded by Councilman Clothier, and the following resolution was**

**ADOPTED** AYES: 4 Butler, Clothier, Denno, Mann

NAYS: 0

ABSENT: 1 Crooks

**RESOLVED** that the following transfers be made:

To Transfer \$50.00 from "A" Contingency Account #1990.4 to A Fund #1920.4 Municipal Association dues

To Transfer \$12,500.00 from "A" Contingency Account#1990.4 to A Fund #1010.4 Town Board Contractual. (code book updates)

To Transfer \$60,000.00 from "B Unappropriated Fund Balance" to DB231 Highway Salt Reserve (Down to 11K from 77K)

To Transfer \$3738.84 from A242 Reserve Account to A Fund#6989.4 Economic Dev.(water @ depot. Balance will come from Economic Development)

**PUBLIC COMMENT:**

**Jennifer Michelle:**

\*Native Plants---a Bill has passed for preserving native plants as there has been an issue with pollinators dying.

\*It is ok to mow around the fence on Locust Ridge.

\*7 Bags of mulch and extra fencing-does the Town Want it? Supervisor Butler: Yes

**Jim Murray:**

Complimented the Town on how they are trying to revive it with activities that will attract people. Building a lot of houses but have no commercial business in Town. The residents cannot continue to fund the Town, Village, School, etc. Taxes keep going up. That’s why we really need businesses. The IP property is sitting empty. SEDC is not trying to bring business to rural areas. They are concentrating on Saratoga. The Town/Village should set up a committee to bring business back to Corinth.

**Supervisor Butler:** Business is driven by population

**Jim Anderson:**What is the Cell Tower Law?

**Supervisor Butler:** The Town created a law for Cell Tower Creation.

**TOWN BOARD:**

**Councilman Mann:** Nothing further to report

**Councilman Clothier:** The Corinth Senior Center is taking donations-no clothing, for their Garage Sale on July 13<sup>th</sup>. The Sale will be held at the Senior Center 22 Hamilton Ave.

**Councilwoman Denno:** Nothing further to report

**RESOLUTION#161**

**MOTION TO ADJOURN**

A motion made by Councilman Clothier and Seconded by Councilwoman Denno the following resolution was

ADOPTED	AYES:	4 Butler, Clothier, Denno, Mann
	NAYS:	0
	ABSENT:	1 Crooks

RESOLVED to Adjourn the Town Board Meeting at 7:15PM.

**Respectfully Submitted by  
Brenda L Peris, Town Clerk**