

**TOWN OF CORINTH, REGULAR TOWN BOARD MEETING
600 PALMER AVENUE CORINTH NY 12822
SEPTEMBER 10,2026 @ 6:00PM**

CALL MEETING TO ORDER: Supervisor Butler Called the meeting to order at 6:00pm

ROLL CALL: Eric Butler, Supervisor
Patrick Clothier, Councilman
Carey Mann, Councilman
Albert Brooks, Building/Code Officer
Anders Olsen, EMS Deputy Director
Derrick Briner, EMS Deputy Director
Shawn Eggleston, Highway Superintendent
Brenda Peris, Town Clerk

EXCUSED: Kiley Crooks, Councilwoman
Melanie Denno, Councilwoman

PLEDGE: Supervisor Butler led the Pledge of Allegiance

RESOLUTION #179

APPROVAL OF MINUTES

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

ADOPTED	Ayes	3 Butler, Clothier, Mann
	Nays	0
	Excused	2 Crooks, Denno

RESOLVED, that the Town Board Meeting Minutes dated August 27, 2026, be approved.

RESOLUTION #180

APPROVAL OF ABSTRACT

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

ADOPTED	Ayes	3 Butler, Clothier, Mann
	Nays	0
	Excused	2 Crooks, Denno

RESOLVED, the abstracts of September 10, 2026, be approved as follows:

ABSTRACT
Abstracts for 09/10/2026

Voucher A – 260531-260563
 Voucher B – 262300-262319 (262320)
 Voucher CM – 267204-267208
 Voucher DB – 263227-263237

General Fund A	\$ 20,572.62
General Fund/Outside Village – B	\$ 11,229.17
Highway/Part Town – DB	\$ 143,605.24
Medical – CM	\$ 860.26

Fire Protection	\$
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SW Consolidated	\$
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Lighting

Eastern Avenue	265009	\$ 309.02
Eggleston Street	264009	\$ 266.80
South Corinth	266009	\$ 164.48

TOTAL \$ 177,007.59

REPORTS: The following reports given to the Town Board for review:

- Overtime
- Clerks
- Sheriff's
- Senior Center & Newsletter
- Fire Department
- Mortgage Tax
- Highway Fuel & Work
- EMS Work & Staffing

RISE HOUSING PILOT PROPOSAL:

Justin Grassi: Justin Grassi, attorney for the applicant here. What we are talking about is Rise Housing and Support Services. They are the operators of the facility, which is at 1 Pine Street, the Riverview, which you are probably familiar with. What Riverview is, is it's a 60-unit complex, which houses 35 affordable housing units, which is kind of simple, affordable, and then 25 units, which are still affordable, but designated for individuals who are experiencing some sort of disability or mental illness. As it is a complex which houses more than 20% of affordable housing units, it constitutes what's called a housing trust fund corporation. So that's what's being proposed today is a pilot agreement that would be between the town and a housing trust fund corporation. As a housing, the alternative, the reason why we're proposing a pilot, which I'll get into the quick details on that in a second, is that there's a complicated tax structure for these facilities that have essentially very little income because they're affordable under 80% area of median income. There's an exception in the tax code that allows us under 581A to base the taxes on the net operating income. So admittedly that's a somewhat complex calculation of the net operating income with the load factor for the taxes for the town and then they have an assigned capitalization rate. One of the things that that does is every year it requires us to provide some documentation of the town. I believe it requires somewhat extensive review from the town assessor of that documentation. Then there's some discretion, but there's also likelihood of disputes. I think what we found is that, I think there's a suggestion that it would be easier if we had a set amount. I should note that Rise and some other clients that I represent have these facilities in the area and this is the only one that we're aware of that utilizes the 581A calculation. The others do have a pilot agreement. It's for both simplicity but also known tax revenue. The other benefit here, so what we propose is a pilot agreement with a 15-year term. Rather than calculate based on the 581A status every year, we would simply have a designated amount pursuant to the pilot agreement. That is what we're proposing at \$24,000 and that escalates every year at 2%. So that is, for instance, recession proof. It doesn't matter what our net operating income is anymore. It doesn't matter if we lose tenants if they're not paying. None of that matters anymore for calculation of that net operating income. I also should note that 2024, we had zero net operating income. For 2025, we had negative net operating income. We did previously come to this board, and we proposed a pilot like this, and our projections were that the first year would probably be our best and we would have just under \$100,000, we would have \$97,000 if I recall, and then \$95,000 the next year. It went down every year because our operating expenses go up, not as great as our income coming in for our rents. We actually, we are under what we were originally projecting as far as what our net operating income would be.

Nonetheless, we have increased by \$1000 what we were proposing. A few years ago, when we were here, we were proposing a pilot agreement for \$23,000. We're now proposing a pilot agreement for \$24,000, also to kind of accommodate what would have otherwise been a 2% increase. If the board were inclined to grant us that pilot agreement, it would be a much simpler process whereby we would simply make that payment every year. I think I have a proposed date in our Pilot agreement where that's just something I came up with. We can certainly accommodate the town within the taxing districts in whatever manner they'd like as to those dates. That's kind of the general overview of where we are and I thank the board for its consideration of our application.

Supervisor Butler: So just to be clear, this pilot agreement, this pilot payment covers all four of the taxing jurisdictions. Because it's in the village, it's going to cover the village taxes, the town taxes, school taxes, and the County taxes. Generally, it's the same arrangement we have with Adam Lawrence. We

have a pilot agreement with Adam Lawrence. It's set up the same way. The town is the taxing jurisdiction in Adam Lawrence's case, they send me the check, and then I take it, and we calculate the tax rates. We confirm what the percentages are. Then we cut checks to each of the taxing jurisdictions. I will warn people of one thing. If you go online and you look at what their tax rates are, it's going to come up as a zero, because this is a pilot, it's a waiver to the taxes.

Attorney White: The way this law is structured, if you approved it, you would technically be authorizing an exemption from real property taxes. It does not exempt them from special district and special taxes. the general taxes, you'd be technically granting an exemption and then authorizing a payment in lieu of taxes. And that's PILOT, that's what it stands for, a payment in lieu of taxes. That's what you'd be getting. To be clear, this would not, if you wanted to authorize it now, for instance, or any time before our next assessment role, it would not be effective -- they'd have to pay their tax bills that are coming up for this year that are based upon a 26-assessment role. They'd be paying their taxes normally for the 2027-town county tax bill, for instance. This would kick in with our next assessment role, which would not be finalized until July 1, 2027. That's when the exemption would be effective. Then the payments in lieu would be for the taxes following that. So I just wanted to be clear on that. They'd be paying taxes normally in January based upon the assessment that was just locked in on July 1 of this year.

Supervisor Butler: Let's say that we pass this today, the first pilot payment would be due what year?

Attorney White: It would be in lieu of our 2028 tax bill, the first payment.

Councilman Mann: My only question- does the PILOT in anyway affect the tenants. If you have a pilot program that you're locked in at this 24,000 a year, and they start raising tenant's rates, then their operating expenses compared to their income is going to change a lot.

Justin Grassi: There is a term within the pilot agreement that says we need to continue to qualify as a housing trust fund corporation and under the affordability guidelines set by the federal government. If the federal government changes what that affordability guidelines are? I think we do. I think historically, I think it's gone the other way, and I think we have been pushed lower. If we lose, there is a provision in the pilot, if we lose that designation, the pilot agreement terminates. The other thing that I should just mention is that the pilot agreement proposed is 15 years. Our program actually obligates us for 30. We did this just so that we can all kind of come back to the table in 15 years if for some reason we have substantially higher rents than we are projecting right now, or what I envision probably the opposite is that we may be struggling more. In that time, it would either convert back to a 581A, so long as that taxing statute is available to us, or we would come back to you for another 12-year pilot, which I think would be remainder of that 30.

Attorney White: Just to be clear, the exemption we are talking about that you are considering granting is under the private housing finance law. As Attorney Grassi just noted, it is only allowed if they meet certain requirements and they are providing low-income housing. If they are not meeting the requirements of that statute, it is our position that they are not entitled to the exemption. So not only does the agreement say it, but all bets are off the board if not complying with the rules that the statute requires. There is also a 2% escalator in the agreement, so it would be increasing every year by the 2%. Additionally, what is proposed is a 15-year term. Under the statute of issue for these types of low-income housing, you can grant up to 40 years of exemption, which is the cap under the statute. If they continue to comply. A lot of these agreements though are for 15, 20 years so that everyone can come

back to the drawing board and kind of look at where we are. You might not want to do it at that point. It's not locking any for the full 40 years that you're authorized to do. You don't have to approve it tonight.

Supervisor Butler: The only thing we kind of have hanging out here is the payment date. I honestly like the January 1st payment due by the end of the month, kind of keeps us in line with all of our other tax collection.

How does a late fee come into play?. I wouldn't mind seeing some type of generic language in there that at least adds something if you haven't paid us yet. A conversation was held about whether or not a late fee was legal.

Attorney Grassi: I'm not aware of it being illegal, and I'm sure we have zero problem with a late fee, 1% late fee. I can include that. I'll modify it just to make sure that it's effective essentially July of 2027. The first payment would be at the end of the month, January of 2028, and we would have a 1% late fee if it's not paid by the end of the month.

Supervisor Butler: Fair enough.

Attorney White: I have a very minor tweak I'd like to make to one whereas provision

Supervisor Butler: I think I'd like to get it off our desk and if nothing else, ask for the agreement for payment in lieu of taxes between the two of us with Jackie's approval of the final language. So just to read the resolution so we all understand what we're talking about. The resolution authorizing tax exemption and accepting payment in lieu of tax agreement for the Riverview Housing Development Fund Corporation and the Rise Riverview LLC, associated with tax by parcel 74.21-1-39.2.

Attorney White: To be clear, the resolution recites the same whereas the proposed agreement, it says that you're authorizing an exemption, 100% exemption under Section 577 of the private housing finance law for the property for a period of 15 years, and that you're approving the related pilot agreement in substantially the same form presented at this meeting and attached here too, and you're authorizing the supervisor to execute the pilot in substantially the same forms presented with, subject to the final approval of supervisor, town council, and assessor who would recommend to make sure You've got everything in line as far as she's concerned.

RESOLUTION #181

RESOLUTION AUTHORIZING TAX EXEMPTION AND ACCEPTING PAYMENT IN LIEU OF TAX AGREEMENT FOR RIVERVIEW HOUSING DEVELOPMENT FUND CORPORATION AND RISE RIVERVIEW, LLC ASSOCIATED WITH TAX MAP PARCEL NO: 74.21-1-39.2

INTRODUCED BY: Councilman Clothier

WHO MOVED ITS ADOPTION

SECONDED BY: Supervisor Butler

WHEREAS, Riverview Housing Development Fund Corporation, [A Housing Development Fund Corporation and not-for-profit corporation] ("HDFC"), organized pursuant to Article XI of the Private Housing Finance Law and the Not-for-Profit Corporation Law of the State of New York and Rise Riverview, LLC, a New York limited liability company, (HDFC and LLC together being the "Taxpayer") have requested a 100%

tax exemption and a payment in lieu of tax agreement pursuant to Private Housing Finance Law Section 577 related to its real property located at 1 Pine Street in the Village of Corinth (the “Village”), County of Saratoga, State of New York, and identified as Tax Map Parcel Number 74.21-1-39.2 (the “Property”); and

WHEREAS, the property consists of sixty (60) low-income affordable residential rental accommodations, fifteen (15) of which are allocated for affordable independent housing for senior tenants with income challenges, twenty (20) of which are allocated for affordable independent housing for general public tenants with income challenges and twenty-five (25) of which are earmarked for people with mental health concerns, designated as Supportive Housing, funded by the Empire State Supportive Housing Initiative (“ESSHI”) and is intended to house homeless individuals and/or families who struggle with mental illness; and

WHEREAS, the project received its Certificate of Occupancy for operation on July 30, 2024 and the LLC currently maintains and operates the affordable housing project at the Property; and

WHEREAS, HDFC is a corporation established pursuant Article XI of the Private Housing Finance Law (“PHFL”); and

WHEREAS, the Taxpayer's use of the Property constitutes a "housing project" as that term is defined in the PHFL; and

WHEREAS, HDFC is a “housing development fund company” as the term is defined in Section 572 of the PHFL; and

WHEREAS, pursuant to PHFL Section 577, the local legislative body of a municipality may exempt the real property of a housing project of a housing development fund company from local and municipal taxes, including school taxes, other than assessments for local improvements, to the extent of all or a part of the value of the property included in the completed project; and

WHEREAS, the Town Board has determined that there is a need and benefit to the Town to have low-income housing and that it is in the best interest of the Town to promote the development of adequate, safe, and sanitary housing accommodations for the low-income residents by exempting the Property from local and municipal taxes, provided that the Village, Town, County and School District receive payments in lieu of taxes; and

WHEREAS, the Corinth Town Board now wishes to review and approve the terms of the PILOT Agreement as presented, and

NOW, THEREFORE, BE IT

RESOLVED, pursuant to Section 577 of the Private Housing Finance Law, the Town hereby exempts from local and municipal taxes, other than assessments for local improvements, one hundred percent (100%) of the value of the Property located 1 Pine Street in the Village of Corinth, County of Saratoga, State of New York, and identified as Tax Map Parcel Number 74.21-1-39.2, for a period of 15 years, commencing with the 2027 assessment roll, so long as the property is subject to a valid payment in lieu of tax agreement and meets the requirements for such an exemption.

NOW, THEREFORE, BE IT

RESOLVED, that the Corinth Town Board hereby approves PILOT Agreement for Tax Map Parcel Number 74.21-1-39.2 in substantially the same form presented at this meeting and attached hereto, and

BE IT FURTHER,

RESOLVED, that the Town Supervisor is hereby authorized to execute the PILOT Agreement in substantially the same form attached hereto and acceptable to the Town Supervisor, Town Assessor and Town Counsel, and

BE IT FURTHER,

RESOLVED, that the Corinth Town Board further authorizes and directs the Town Board Members, Town Clerk, Town Assessor, and/or Town Counsel to take any other actions necessary to effectuate the intent and provisions of this Resolution.

Duly adopted this 10th day of September 2026, by the following vote:

Councilman Clothier	Yes
Supervisor Butler	Yes
Councilman Mann	Yes
Councilwoman Crooks	Excused
Councilwoman Denno	Excused

AYES 3 NAYS 0 EXCUSED 2

PROPOSED LOCAL LAW NO.3 OF 2026:

RESOLUTION NO. 182

INTRODUCED BY: Supervisor Butler
WHO MOVED ITS ADOPTION

SECONDED BY: Councilman Mann

**RESOLUTION SETTING PUBLIC HEARING
ON PROPOSED LOCAL LAW NO. 3 OF 2026
AUTHORIZING THE TOWN BOARD TO OVERRIDE
TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C
FOR FISCAL YEAR 2027**

WHEREAS, the Town Board wishes to consider adoption of proposed Local Law No.: 3 of 2026 entitled, "A Local Law to Override Tax Levy Limit Established in General Municipal Law §3-c for Fiscal Year 2027". Local Law No. 3 would authorize the Town Board to override the limit on the amount of real property taxes that may be levied by the Town of Corinth pursuant to New York General Municipal Law Section 3-c, and allow the Town Board to adopt a budget for the fiscal year 2027 that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law Section 3-c; and

WHEREAS, adoption of this legislation is authorized by New York General Municipal Law §3-c and New York Municipal Home Rule Law §10; and

WHEREAS, Municipal Home Rule Law §20 requires the Town Board to hold a

public hearing prior to the adoption of any Local Law,

NOW, THEREFORE, BE IT

RESOLVED, that the Corinth Town Board shall meet and hold a public hearing beginning at the Corinth Town Hall, 600 Palmer Avenue, Corinth, New York, beginning at 06:00 p.m. on September 24, 2026, to hear all interested persons and take any necessary action provided by law concerning proposed Local Law No.: 3 of 2026, and be it

FURTHER RESOLVED, that the Town Board further authorizes and directs the Corinth Town Clerk to publish and post a Notice of Public Hearing concerning proposed Local Law No. 3 of 2026 in the manner provided by law and to make a copy of the proposed Local Law available for public inspection in the Town Clerk's office following the adoption of this Resolution and until the Public Hearing is closed.

Duly adopted this 10th day of September 2026, by the following vote:

AYES : 3 Butler, Clothier, Mann

NOES : 0

ABSENT : 2 Crooks, Denno

CHA LANDFILL MONITORING PROPOSAL:

Supervisor Butler: The Proposal looks just like last year's proposal, with an increase of \$100. This number is likely to go down. The proposal is for \$10,200 for the year, but since I received this, I received a notification from DEC that said that the gas monitoring can be stopped because we have had 20 years with no bad readings. What I'm asking for is to approve the supervisor signing this bill up to and not over \$10,200. If it comes in less, that'll be fine. I'm going to wait for a new proposal. It's the same company that I'm doing the monitoring for... 20 years ago. We will still have baseline monitoring and laboratory fees.

RESOLUTION #183

CHA LANDFILL MONITORING APPROVAL

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

ADOPTED	Ayes	3 Butler, Clothier, Mann
	Nays	0
	Excused	2 Crooks, Denno

RESOLVED, to approve the contract for \$10,200 or less for Landfill Monitoring and allow Supervisor Butler to sign the contract with CHA.

TRANSFERS:

RESOLUTION #184
FUNDS TRANSFER

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

ADOPTED	Ayes	3 Butler, Clothier, Mann
	Nays	0
	Excused	2 Crooks, Denno

RESOLVED, to move \$5,419.71 from DB 571 Highway Paver Reserve to DB 51304.04 to cover Milton Cat Inv#158784

HIGHWAY:

***Landfill :**

Superintendent Eggleston: I've been working on pricing for a roll-off truck. It doesn't look like we have to have a contract with Hiram Hollow to dump. It is a transfer station, so we just pay by tonnage. Hiram Hollow used to be privately owned. Casella Waste bought it. I called them today and the lady at Hiram Powell said that you have to call customer relations at Casella. So, I called them and they're like, Well, we don't control what they do.

Supervisor Butler: So anyway, you can just show up there.

Superintendent Eggleston: Just show up because it's open to the public. They don't take recycling, but we don't deal with recycling it is handled by the County

*Will be paving behind the ball field next week.

BUILDING/CODE ENFORCEMENT:

Code Enforcement Officer Brooks

*Currently reviewing seven sets of prints

*Supreme Court Case was won by the Town. We can pick up 4 items. The landowners have until 9/30/2026 to take care of it and then if it is not completed the Town can do it. We have a couple other properties that we have agreements with at this point. They didn't go to Supreme Court.

EMS TEAM:

EMS Deputy Director Briner:

*Lots of time off. It is accrued time. It is tough to say no. We have been maintaining a minimum of one crew. I know Anders and I have tried to listen from home as much as we can, trying to keep payroll down and run into hundreds of hours of overtime per week.

*Johnny just did service on all the trucks, keeping us in service. The Warrensburg Ambulance has been stripped of lettering. We did that yesterday, In-house. So that saved us from the \$675 quote to un-letter it.

Supervisor Butler: Did you leave the color scheme?

EMS Deputy Director Briner:

Just took the Warrensburg lettering off. Just waiting back to hear from twisted and tied right here in town, now does vehicle lettering. She says she could do it substantially cheaper than our other quote. I did not tell her what the other quote is, but she said she would be down within the next couple of days to measure it out. So that will be beneficial.

*The other thing on the docket that I had coming forward, striker, the stretcher rep for our area, we had discussion of the new ambulance because we did not buy a stretcher with that. So, we were looking at some suspension and so on and so forth, trying to get the stretcher to load properly. Stryker has loaned us a stretcher for about the last month and a half that has worked phenomenally. He just called me yesterday and said, "I need it next week." So, he did send some options over that we will discuss at a later date, some 0% financing, so on and so forth. The service life on those are seven years, and our newer stretcher is in 2016.

Supervisor Butler: What did we purchase with the ambulance?

EMS Deputy Director Briner: The Power load system.

Supervisor Butler: The system itself, not the stretcher.

EMS Deputy Director Briner: Yes. We have not had any issues with our current stretchers, except for the fact this new ambulance is taller, and the new stretchers are about four inches more lift. So, you know, we discussed maybe a suspension, air ride, to lower it. Ends up being more expensive. So, as soon as I see that quote back from her, I will submit that to you guys. Depending on what's on the docket now.

Supervisor Butler: This is the time of the year that we need to pay close attention to the budget numbers. So is there any reason we cannot Auction off the old ambulances.

EMS Deputy Director Briner: They are down at the garage & are stripped, so the two down there can be auctioned off..

Supervisor Butler: Okay. Let's move forward. See if we can get that done.

EMS Deputy Director Olsen:* Some good news from the county. Mike McAvoy, EMS coordinator, is working on applying for funds from the Opioid Relief Fund. With the new DEA regs and Bureau of Narcotics Enforcement Regulations, He is be able to purchase new narcotics safes for all annual services within the county, which has saved quite a large amount of money. I did get a couple of quotes so far for new narcotic safes and tracking systems to meet the new DEA regs, and the cheapest one is at \$26,000. I only have two so far. I'm still waiting on a third.

*Andre Delveaux, the emergency manager for the county, he had done some investigation and realized that the fire departments were automatically getting money from workers' comp. EMS agencies in the county were getting billed for workers' comp instead of just getting a check cut to them. So, he's actually working on figuring that out so that EMS can get exactly what the fire department's getting for coverage of the workers' comp.

*ACC is developing an EMT and paramedic program where they shall be up and running within the next 24 months. That's good for recruitment and retention.

EMS Deputy Director Briner: *We have a couple interviews, some part-timers interested, coming this week.

* Also touched base with Lieutenant Morley, who manages our drop boxes out front. As of September 1st, they have cut ties and will not be emptying our Drug take back box. They were in communications with Lieutenant Morley. Captain Morley with the sheriff. They have to send 2 uniformed officers to empty the medications every time. Just chain of command kind of deal with the body worn cameras and all that. They were discussing a conversation in regard to another agency to take over that. They said they don't need any of the equipment back, but they did discuss kind of keeping that clear and keeping it under cover. It sounds like some moisture has gotten into it in the past. If they don't go with another company, we'll probably end up having to remove those. A discussion was held.

PUBLIC COMMENT:

James Murray: Discussing the Rise PILOT-Does not believe in the PILOT programs anymore. They go on forever. Businesses should have to pay taxes.

Supervisor Butler: The State determines what will be paid or not paid based on their exemption status. They are taxed on their income and this year's full expenses all evened out. The Town Assessor went through the calculation and taxes would be \$4000. The agreement would be for 24,000 with a 2% increase each year for full agreement.

WILLY BOVEE: On 9/11 the American Legion is going to be doing a ceremony to commemorate the 9/11 attacks. Starting at the Arrow Bank at 8:46am and then they're coming down here to the Town Hall at 9:03am. At 5:00pm we are going to Middle Grove Town Park.

TOWN BOARD COMMENTS:

A discussion about the landfill was held. Supervisor Butler: Move forward with CDL for 2 employees for the Landfill and fees for tipping. We will discuss further at a later date.

RESOLUTION #185

ADJOURNMENT

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

ADOPTED	Ayes	3 Butler, Clothier, Mann
	Nays	0
	Excused	2 Crooks, Denno

RESOLVED to adjourn the Town Board meeting at 6:50 pm.

Respectfully Submitted by
Brenda L Peris, Town Clerk

