

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held 6 PM
May 9, 2012 at the Ephratah Town Hall.

Roll Call found the following people present:

Supervisor	Todd Bradt
Councilman	Ivan Duesler
Councilman	George Cosselman
Councilman	Thomas Miles
Councilman	Andrew Chorlton
Clerk	Eleanor Smith
Hwy Superintendent	James Berry
Code Enforcement Officer	David Rackmyre, Jr
Attorney	Michael Albanese

The meeting was opened with Salute to the Flag led by Supervisor Todd Bradt. Supervisor Bradt welcomed two Johnstown High School Students from the P.I.G.S. class (Government class). The Students were Donald Miller and Andy Duesler.

George Cosselman made a motion to accept the minutes from April 11, 2012 Regular meeting. 2nd by Ivan Duesler. 5 Ayes. Carried.

Ivan Duesler made a motion to pay General bills, Abstract 5, Claim # 66 thru 79 for the amount of \$ 3,971.85. 2nd by George Cosselman. 5 Ayes. Carried.

Thomas Miles made a motion to pay Highway bills, Abstract 5, Claim # 76 thru 100 for the amount of \$ 12,493.64. 2nd by Ivan Duesler. 5 Ayes. Carried.

Communications:

- The Transfer Station closed May 28, 2012; reopen Tuesday 10 a.m. to 6 p.m.
- Notification of inspection of the Fort Plain Watershed Dam with no major problems
- Notification from Mang Insurance, the General Liability will decrease 5% on cost for the 2013 year
- Land Use Training Program for local Officials will be held on the evening of May 29, 2012 from 6:30 p.m. – 8:30 p.m. at Town of Johnstown Town Hall.
- Notification that Town of Johnstown was named the Lead Agency for SEQR for CG Roxane Bottling Company
- The Recreation Organization received a \$100 check from Terry Weaver for National Grid right-of-way to dam.

Public Input: Joseph Dickenson asked for the Board's intention on the Microwave tower

Sue Arminio, Coordinator, Project ACTION Tobacco-Free Coalition spoke on the parks, recreation grounds and town owned property being tobacco-free. She also asked for a resolution establishing a tobacco-free policy. Since Ephratah already has a smoking law, the resolution was tabled until next month until both the law and resolution could be compared.

Reports:

Code Enforcement Officer:

- 5 new permits issued
- 1 request for variance for Microwave Tower
- 3 violation notices sent
- 1 stop work order for construction without permit

- Received a copy of the new Canajoharie Reservoir Dam Emergency Plan
- Court case still pending

Planning Board:

- The APA sent a copy of the original permit for Carver Stone & Gravel to the board
- Planning Board thanked the people who helped on Clean-up Day
- The microwave tower needs a sub-division and access rights instead of a variance
- Dominion is to submit a long form impact statement, undergo the SEQR review
- A Public Hearing on the Microwave Tower Project will be held June 11, 2012 at 6:30 p.m.

Jim Mraz presented an overview for the needed steps to take for a Comprehensive Plan:

1. Town to decide if a Comprehensive Plan should be developed
2. Decide who should develop the plan
 - The Town Board
 - The Planning Board
 - A Special Board
3. Decide size and composition of the committee
4. Decide what zoning to put in place

The APA would need to approve final plans also.

The Planning Board made the following recommendations:

1. Amend Site Plan Review to include new technology: telecommunication towers & control stations; land lease requests, easements, & right-of-way
2. Town of Ephratah begin the development of a Comprehensive Plan
3. A web site for residents input of opinion

Highway Superintendent: Back yard is cleaned and metal taken to scrap yard. Check received. First Aide/CPR completed. M Shaw Training will take place 5/21/2012. The new truck will be ready around the end of May. Jim asked the Board for permission to put out for bid truck #3.

Resolution 56

Thomas Miles offered Resolution 56 giving Jim Berry permission to advertise for bids on truck #3. 2nd by Ivan Duesler. 5 Ayes. Carried.

Youth: Sign up for softball was very low. Mower was fixed and working good. At present trying to get coaches, vendors for car show.

Assessors:

- Tentative Roll has been filed and printed.
 - Open book held May 8, 2012; Remaining to be:
 - Saturday, May 12th 9 a.m. to 1 p.m.
 - Tuesday, May 16th 6 p.m. to 8 p.m.
 - Saturday, May 19th 9 a.m.
- Grievance Day, May 22, 2012 5 p.m. to 9 p.m.
Change of assessment notices were sent; legal notice published

Supervisor: Report was submitted for review.

Historian: The stone that Cherry Valley Monument erected last year has tipped again. It needs a base for it.

June has been helping several people with genealogy, one of which is doing genealogy on the Fical Family and another for Empie Family.

New Business:

The Town Board discussed starting a Comprehensive Plan for the Town of Ephratah. The Comprehensive Plan has to be planned before any zoning laws are established.

Resolution 57

George Cosselman offered Resolution 57 authorizing the Ephratah Town Board to start the proceedings for a Comprehensive Plan and Zoning. The committee is to consist of 15 members (3 Planning Board; 3 Town Board; and 9 from Residents of the Town) 2nd by Thomas Miles. 5 Ayes. Carried.

Resolution 58

Ivan Duesler offered Resolution 58 authorizing the Clerk to publish an ad for application/resume from town residents wishing to serve on a committee to form the Comprehensive Plan and Zoning law. 2nd by Andy Chorlton. 5 Ayes. Carried.

Public Input: Joe Dickenson stated anyone wanting information regarding the microwave tower to contact him.

Thomas Miles made a motion to adjourn. 2nd by George Cosselman. 5 Ayes. Carried.

Time: 7:22 P.M.

Eleanor Smith
Clerk