

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held 6 PM on March 9, 2016 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	Cynthia Wesselmann
Hwy Superintendent	Alan Cretser
Code Enforcement Officer	David Rackmyre, Jr.- absent
Attorney	Michael Albanese

The meeting was opened with Salute to the Flag led by Supervisor Todd Bradt.

George Cosselman made a motion to accept the minutes from the February 10, 2016 Regular meeting. 2nd by Ivan Duesler. 5 Ayes. Carried.

George Cosselman made a motion to pay General bills, Abstract 3, Claim # 32 thru 50 for the amount of \$ 3,963.60. 2nd by Ivan Duesler. 5 Ayes. Carried.

Thomas Miles made a motion to pay Highway bills, Abstract 3, Claim # 36 thru 46 for the amount of \$2,586.86. 2nd by Andrew Chorlton. 5 Ayes. Carried.

Communications:

None

Public Input:

None

Reports:

Code Enforcer:

- Absent, report submitted
- Permit issued to 3867 STHWY 10 – Solar Panels
- Violation notices sent
 - 5743 STHWY 29 - Junk vehicles
 - 5273 STHWY 29 - Junk vehicles
- Court for 153 Church St, conditional discharge till March 10, 2016. He is also responsible for the old Joanne's on Rte 29 and was advised.
- David Rackmyre Jr encourages calls, 568-5140 leave a message.

Planning Board:

- Report submitted.
 1. The County Planning director Jim Mraz spoke on Sub-division regulations for the town on lot-line modifications, minor housing developments of four or less, and major developments of five or more homes be added to the Town Code as a separate entity aside from the pending zoning commission program.
 - The Planning Board would like the Town Board to consider giving an alternate credit hour for the members that were in attendance of this additional training and study.

2. Most of the Planning Board members attended the FMCC training sessions on February 25th for three hours credit. The topics were Planning and Zoning Case Law and Solar Energy Regulations.
3. Community project updates are as follows:
 - Town Clean-Up Day is scheduled for April 23rd, 2016.
 - Ephratah Rec Comm Auto Show is scheduled for August 6th, 2016.
 - The Town Yard Sale and Craft Show date is August 20th, 2016.
 - Work shop topics for this fall include the Insurance for the Elderly and Reverse Mortgages.
4. Jim Mraz announced that the county is developing a focused Fulton County Development Strategy. A website and marketing videos will encourage development at Tryon Park, the Smart Waters Program, and other plans to increase retail and housing. Included will be an application for grants for Town projects. Wish list suggestions are recommended for the April 11th Planning Board meeting.

Resolution 42

Ivan made a motion to accept the training from Jim Mraz on Sub-division regulations for the town as an alternate credit of one hour for the Planning board members in attendance. 2nd by Andrew Chorlton. 5 ayes carried.

Highway Superintendent:

- Alan attended the Advocacy Day in Albany. They started a new program called Pave New York tied in with the Chips Program. He is waiting to hear of any increase in the Chips Program pending the budget.
- The new lights were installed.
- He will get in touch with Dave Rackmyre regarding the CPR and First Aid class for after M-Shaw training on the 14th of April.
- He would like the board to approve the advertising for a bid opening to blacktop the New Turnpike Rd between STHWY 10 and the Ephratah town Line. It would be 2.4 miles or approximately 12,672 feet in length and 19 feet wide and would be approximately 2300 tons of #403.17 type 6F Top.

Resolution 43

George Cosselman made a motion to advertise for a bid opening at the next Town Board meeting on April 13th, 2016 to blacktop the New Turnpike Rd between STHWY 10 and the Ephratah town Line. It would be 2.4 miles or approximately 12,672 feet in length and 19 feet wide and would be approximately 2300 tons of #403.17 type 6F Top.. The Bid opening would start at 6:15. 2nd by Andrew Chorlton. 5 ayes carried.

Youth:

- The Easter party is scheduled for April 19th, 2016 at 2pm. The Easter bunny will be there.
- They are working on getting softball coaches.
- Alan will be away, Ethan Cretser will be covering.

Assessor:

- Report submitted.
- Taxable Status Day was March 1st, 2016.
- They are in the process of entering exemption renewals and change of assessments in preparation for the Tentative Roll which is due in April.
- It appears the equalization rate will stay the same.
- A resident suggested that the town or planning board compile a list of people who do repairs, plow, sanding, electrical, plumbing and ect., that

would be available on the website and bulletin board at the town barn.

- Lyn will be attending a class at Holland Meadows via Real Property director Peter Galarneau worth 3 credit hours of the 12 she needs per year. Assessors will be learning what he is teaching the Board of Review.

Supervisor:

- Report will be available tomorrow.
- They will be meeting with the NYS Comptroller Auditor, Owen Foley, at 10am and he will begin the audit tomorrow.

Historian:

- She has been on imagemate.com regarding the cemeteries.
- The cemeteries on the Oughton property and the one on Gray Rd was mentioned in the deed as reserved. Also the one on the Old Gorden Hill Farm on the Hill was accepting and reserving ¼ acre. She has 3 more cemeteries done. The Christmas cemetery has nothing in the deed, she went way back even years ago. She still has a couple others to do.
- Mr. Albanese said the cemeteries would belong to the grantors, the person selling the property. It is held back from the grantees, the person receiving the property. You accept and reserve there from the property. They receive whatever it says except for what they are keeping, holding back or what is in reserve. Giving the parcel, keeping the rest. A Bean clause is needed in every deed. It is best to do an easement that is forever recorded.

New Business:

Resolution 44

Thomas Miles made a motion to accept the Town Board audit of the Judges books for the year ending 2015 done at the meeting on February 10th, 2016. The Town Board found the Judges books for the Honorable John F. Keppler Jr. and Honorable Joseph Dickenson Sr. in very good order, and a job well done for both. 2nd by George Cosselman. 5 Ayes carried.

Resolution 45

George Cosselman made a motion to accept the Town Board audit of the Town Clerks books for the year ending 2015. The Town Board found that the Clerks books done by the previous Town Clerk Eleanor Smith and maintained by the new Town Clerk Cynthia Wesselmann to be in very nice order and a job well done. 2nd by Thomas Miles. 5 ayes carried.

Unfinished Business:

None

Ivan Duesler made a motion to adjourn. 2nd by Andrew Chorlton. 5 Ayes. Carried.

Time: 6:55 p.m.

Respectfully submitted,

Cynthia Wesselmann
Town Clerk
Town of Ephratah