

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, March 8, 2017 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
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 February 8, 2017 regular meeting minutes. 2nd by Ivan Duesler, 5 Ayes. Carried.

Ivan Duesler made a motion to pay General bills, Abstract # 3, Claim 38 thru 50 in the amount of \$4,460.80. 2nd by Thomas Miles. 5 Ayes. Carried.

George Cosselman made a motion to pay Highway bills, Abstract #3, Claim 22 thru 31 in the amount of \$4,873.81. 2nd by Andrew Chorlton. 5 Ayes. Carried.

Communications:

- Lanny Orr and family sent in a thank you note for the floral tribute to Clarence.
- The Fulton County Planning Dept. sent in attendance sheets for Bill Simpson and William Claus to receive credit for attending the workshop at FMCC.
- Southern Adirondack Sugarhouses have a flyer for Maple Weekend March 18, 19, 25 & 26 from 10-4 each day. Free samples and Tours are being given. Find out more at www.upperhudsonmaple.com. Mud Rd Sugar House and Frasier's Sugar Shack in Ephratah are listed to support them.
- Fulton & Montgomery Snowmobile Trails Maps are available through the Chamber.

Public Input:

- Josh Gordon inquired about the process for a Sub Division. Supervisor Bradt pointed him in the direction of the Code Enforcer and Planning Department.

Reports:

Code Enforcement Officer:

- Mr. Rackmyre issued 4 Certificate of Compliances.
- A violation notice was sent.
- Brookfield Renewable made some adjustments to the plans to improve the Public area and fishing access around the Route 10 Reservoir to be in compliance with the Adirondack Park Agency. Plans have been submitted and are on file.
- Mr. Rackmyre also completed and sent in the 2016 Permit Census.
- Dave referred 2 individuals to the Planning Board for sub-divisions.
- Solar Companies have been inquiring about regulations in Ephratah.
- Mr. Rackmyre will be out of state from the 11th thru the 20th of March.
- Mr. Miles expressed concerns about cars on a property in Lassellville.
- Mr. Bradt informed Mr. Rackmyre about posting bank owned properties to get any dangerous trees taken down.

- Michael Greenslete is looking to purchase a 1990 trailer and move it to Murray Hill Road pending the permit and approvals.
- Mr. Albanese advised Mr. Rackmyre to go to the Surrogate's Court to find out if the son of the School House property is the executor of his estate to proceed further.

Planning Board:

- Two calls from lawyers inquiring about Sub-Divisions.
- The Planning Board approved the Sub-Division for Susan and Bill Naple at a meeting on March 6, 2017.
- A Sub-Division requested by Devon Percival of 119 will be addressed on March 20, 2017.
- Two alternate positions are available and in the Leader Herald.
- They have worked out some confusion on Sub Division Regulation Requirements. Chairperson Judy Townsend offered a Sub Division Application she made up to help this process.
- The Town Clean-up will be held on May 6th, 2017 starting at 9am at the Town Hall.
- They are looking for help with the August Town Yard Sale and Auto Show.
- Welcome packets of information for new residents

Resolution 42

Ivan Duesler offered resolution 42 to accept the Sub Division Regulation Application provided by the Planning Board Chairperson Judith Townsend, see below. 2nd by Andrew Chorlton, 5Ayes. Carried.

Town of Ephratah
Sub-Division Application # _____

Date: _____
 Applicant's Name: _____
 Address: _____
 Phone: _____ E-mail: _____

Property Deeded To: _____
 Phone: _____

Property Tax I.D.: ____-____-____-____
 Acres: _____

Change requested: _____

Brief explanation of plans: _____

- Required:
1. Application to Code Enforcement Officer.
 2. Plat prepared and stamped by NY licensed land surveyor.
 3. EAF

Ten (10) copies of Plat and EAF to Code Enforcement Officer and at least Ten (10) days before a scheduled Planning Board Meeting.

Details on Town web-site: www.ephratah-town.org
 Contact the Planning Board Chair Judith Townsend at 762-6453

For more room, use the back of this sheet.

Highway:

- Highway Superintendent, Alan Cretser, purchase a HW140 Wheeled Excavator and had the blade changed and modified, adding a nominal fee of \$200 by doing it now, to the purchase price.
- Mr. Cretser would also like to go out to bid for next month's Town Board meeting to blacktop School St in Ephratah, Murray Hill from the Hart Rd intersection to Rte 10 and Church Hill Road from Rte 10 to Rte 140. Bid specs can be obtained at the Town Hall.

Resolution 43

Councilman Andrew Chorlton made a motion to offer Resolution 43 to set the bid opening for blacktop bids for the next Town Board meeting on April 12, 2017 at 6:15pm. All bids must be submitted to the Clerk's Office by 8pm the evening before, Tuesday April 11th. 2nd by George Cosselman. 5Ayes, Carried.

Resolution 44

George Cosselman offered Resolution 44 to amend the purchase price of the Hyundai HW140 Wheeled Excavator off State Bid # 01-6497 NYS GML 100 thru 140 & County Law 480-a for the Highway Dept. The purchase price was \$149,000 and will be amended to \$149,200. 2nd by Thomas Miles, 5Ayes. Carried.

Councilman Ivan Duesler would like to commend the Highway Department for a fine job done cleaning up trees and debris in the latest storms, met with an applause from other members and the audience.

Youth:

- There is a meeting next Tuesday and they will plan to have monthly meetings again on the first Tuesday of the month.
- There is an Easter party on April 8th at 2pm and the Easter Bunny will be there. Also there is an Egg Hunt planned for 2:30 sharp.
- They are planning to finalize the Event Calendar for the ERC for the upcoming season.

Assessor:

- They are no longer accepting exemptions, the deadline was March 1st. All were returned except one who had an Enhanced Star and Senior Exemption. All efforts to contact this person failed and the Assessor Lyn Yuenger had to roll the persons exemptions to a Star B in accordance with Real Property Tax Law.
- All data has been collected and Lyn will be assigning new values to those parcels in preparation for tentative roll.
- She has been notified by the state that our equalization rate will be dropping to between 71 and 74%. There is very little that can legally be done about this without doing a revaluation. She will be making as many adjustments as possible to help raise the rate for next year.

Supervisor:

- Bradt reported things have been going smoothly and better.

Historian:

- June said the state changed her password and she will be getting in touch with the NYS Library as this is done every so often.
- The next Historical meeting is on Wednesday, April 19th. The meetings are held on the third Wednesday of the month.

New Business

- Supervisor Bradt wanted to bring to everyone's attention the Family Medical Leave Act in the event it is used. FMLA is required for municipalities to be offered by the State. Fulton County has a policy in place that Attorney Michael Albanese agrees with. Bradt will distribute the policy accordingly.

Resolution 45

Thomas Miles offered Resolution 45 to re-appoint Ethan Cretser to the Ephratah Recreation Commission Board for a five year term to expire 12/31/2021. 2nd by Andrew Chorlton. 5 Ayes, Carried.

Resolution 46

Andrew Chorlton offered Resolution 46 to reimburse David Rackmyre for a printer cartridge voucher in the amount of \$30.97. 2nd by Thomas Miles. 5 Ayes, Carried.

Unfinished Business

- None
- The Supervisor advised everyone that he and the Town Board will be conducting the yearly audit of the Judges and Town Clerk's books after a five minute recess.
- The Councilman and Supervisor audited Judge John Keppler Jr's books. They commented that Jack has done a good job and went well above to help with Judge Joseph Dickenson's pending cases and wrapping up his books after he passed away. Jack stated that Todd and the new Judge Dominic Arena had also been a big help.

Resolution 47

George Cosselman offered Resolution 47 to acknowledge the yearly audit of Judge John Keppler Jr.'s and previous Judge Joseph Dickenson's books to be in good order, with a job well done. 2nd by Thomas Miles. 5 Ayes, Carried.

Resolution 48

Ivan Duesler offered Resolution 48 to acknowledge the audit of the Town Clerk Cynthia Wesselmann's books to be in good order, with a job well done. 2nd by George Cosselman. 5 Ayes, Carried.

Ivan Duesler made a motion to adjourn the meeting. 2nd by George Cosselman. 5 Ayes, Carried. Time: 7:25 P.M.

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah