

## Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, May 10, 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.

Thomas Miles made a motion to accept the April 12, 2017 regular meeting minutes. 2<sup>nd</sup> by George Cosselman, 5 Ayes. Carried.

Ivan Duesler made a motion to pay General bills, Abstract # 5, Claim 70 thru 83 in the amount of \$4,751.30. 2<sup>nd</sup> by Andrew Chorlton. 5 Ayes. Carried.

Thomas Miles made a motion to pay Highway bills, Abstract #5, Claim 54 thru 66 in the amount of \$5901.51. 2<sup>nd</sup> by Ivan Duesler. 5 Ayes. Carried.

### **Communications:**

- The Ephratah Transfer Station will be closed Monday, May 29, 2017 for the Memorial Day Holiday. They will be open Tuesday, May 30<sup>th</sup> from 10am to 6pm.

### **Public Input:**

- None

### **Reports:**

#### Code Enforcement Officer:

- Six new permits were issued.
- Five Certificates of compliance were issued.
- Two violation notices were sent out.
- Mr. Rackmyre attended a 3 hour continuing education codes class in Albany on April 26, 2017, giving 3 credit hours towards the 24 hours required annually.
- He received a couple calls for town code. One was from American Homes regarding installing a double wide.

#### Planning Board:

- The variance request has postponed the project and the sub-division applicants are still organizing the land surveys.
- Clean-up Day was held on Saturday, May 6<sup>th</sup>. They had very few volunteers participate but there was approximately 8 ½ miles of road cleaned up.
- The Planning Board has found that in dealing with Sub-Division requests the majority of the requests are for simple land splits for the purpose of sale. They would like the Town Board's approval to draft an additional category to amend the Sub-Division Regulations to cover the simple split situations. They are also considering a waiver of the EAF, public announcements, and the public hearings for this category. If the Town Board agrees, the Planning Board would proceed with a draft for the specific category of Property Splits.
- The next scheduled meeting is on June 12, 2017.

Council George Cosselman reiterated that the minim lot size is 1 acre of land with 200' of road frontage and a 75' set back. Supervisor Todd Bradt conferred with Attorney Michael Albanese and said that this could be done if the Planning Board made a recommendation. There would need to be a draft drawn up subject to a seeker, a public hearing, and then a new Local Law could put in place. It would be a short form for a simple single sub-division making it easier for the Planning Board and landowners without all the waivers. Chairperson Judith Townsend said they will work on a draft for this.

#### Highway:

- Highway Superintendent, Alan Cretser said they have been working on the roads for blacktop and replacing culvert pipe as needed.
- Mr. Cretser has been teaching and showing the newest help Al Horning town procedures and they have been getting trucks ready for inspection.
- They filed the paperwork for the new used screen plant they purchased from Stratford and M-Shaw inspected making a couple of recommendations.
- The new wheeled excavator should be in sometime in June.
- Mr. Cretser said the owner of the Go-Cart track on Tillboro Rd would like to take down a couple of maple trees across from the track to make a parking lot. He would like signage for a pedestrian crossing. Mr. Albanese said he would need a resolution from the Town Board for the signage. Mr. Cretser will get back to the Board next month about the signs.
- Mr. Cretser had the town hall carpets cleaned and has been working on updating the Highway Departments inventory.
- Hanson Aggregates is looking to start blacktopping the end of June or the beginning of July.

#### Youth:

- They had the softball sign up on May 6<sup>th</sup>. They had approximately 35-40 youth sign up. The next sign up is on May 20<sup>th</sup>, from 10am to 1pm. They are working on coaches and may have enough. The first day of softball is on Saturday, July 15<sup>th</sup> at 9am. After that they will meet on Tuesday and Thursday evenings at 6pm.
- Alan Cretser was approached by Shannon Smith regarding Gloversville Soccer. They would like to have spring time soccer at the Ephratah Rec Comm. Mr. Cretser said they did not have a problem with that and they could open the concession stand for them. He will discuss this with Shannon Smith further.

#### Assessor:

- Change of assessment notices have been sent out to property owners whose parcels have had changes in assessed value and or changes in exemption status.
- No one attended the first open book and only two people attended the second open book held. The next two open books will be held on Saturday, May 13<sup>th</sup> from 10am to 1pm and Tuesday, May 16<sup>th</sup> from 6pm to 8pm.
- Grievance Day is Tuesday, May 23, 2017 from 5pm to 9pm at the Town Barn.
- Lyn Yuenger will notify the members of the Grievance Board of the time and date of grievance.
- Emily Yuenger will be attending class for her Board of Review re-certification.

#### Supervisor:

- Report submitted and on file.

#### Historian:

- Deputy Historian Abby Cretser said they had their meeting last month.
- Ms. Cretser said they had a primary election box donated from a gentleman in Rockwood they'll be putting upstairs.
- She did a short book of the inventory upstairs. They need more boxes and will organize more.

- They will apply for a sign grant next year for the Anne Mills, they missed the deadline for this year.
- They are looking at abandoned cemeteries and updating cemetery grave stone lists.

### **New Business**

- Supervisor Todd Bradt has copies of the new school budget Oppenheim-St. Johnsville School. Also in the newsletter listed on the referendum is the library tax for Ephratah assessing \$14 on every \$50,000 assessed on some property owners of St. Johnsville in Ephratah.
- The mowing contract with the County is \$400/mile with two passes twice a year and includes 7.52 miles of county roads. Mr. Cretser said he thought they could do it but they would not be able to get behind the guardrails. Mr. Bradt said most of the other towns plan to have Highway dothat and it would be good to try it for this year.

### **Resolution 53**

George Cosselman offered Resolution 53 to accept the Fulton County Highway contract of \$400/mile with two passes twice a year for the 7.52 miles of county roads. 2<sup>nd</sup> by Ivan Duesler. 5Ayes, Carried.

- The County has got to come up with a plan for the State for Shared Services. All town supervisors will be on a committee and need to come up with a county plan for Shared Services to present to the State.

### **Unfinished Business**

- None

George Cosselman made a motion to adjourn the meeting. 2<sup>nd</sup> by Ivan Duesler. 5 Ayes, Carried. Time: 6:29 P.M.

Respectfully submitted,

Cynthia A. Wesselmann  
Town Clerk, Town of Ephratah