

## Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, September 11<sup>th</sup>, 2019 at the Ephratah Town Hall. Roll Call found the following people present:

Supervisor	Todd Bradt
Councilman	Ivan Duesler
Councilman	George Cosselman
Councilman	Andrew Chorlton
Councilwoman	Eleanor Smith
Clerk	Cynthia Wesselmann
Hwy Superintendent	Alan Cretser - absent
Code Enforcement Officer	Devon Percival
Attorney	Michael Albanese - absent

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

Ivan Duesler made a motion to accept the August 14<sup>th</sup>, 2019 regular meeting minutes. 2<sup>nd</sup> by George Cosselman. 5 Ayes Carried.

Eleanor Smith made a motion to pay General bills, Abstract #9, Claim 96 thru 102 in the amount of \$4,829.10. 2<sup>nd</sup> by Andrew Chorlton. 5 Ayes Carried.

Ivan Duesler made a motion to pay Highway bills, Abstract #9, Claim 157 thru 172 in the amount of \$6,548.66. 2<sup>nd</sup> by George Cosselman. 5 Ayes, Carried.

### **Communications:**

- Patricia Schultz sent in a letter to the Town Board to be considered for the BAR.
- Kimberly Heroth also sent in a letter to be considered for the Board of Review.

### **Public Input:**

- None

### **Reports:**

#### Code Enforcement Officer:

- There were eight new permits issued.
- New construction on Rte 29 in progress, demo almost complete.
- Should see two new buildings going up on the New Turnpike Road in the next few weeks.
- Renewals in process for house on Rte 119, Hatch Road, but no response on Hart Road.
- Working with homeowner for a property by Rockwood, working on possible tiny house.
- Fielded calls for possible new home in the area and a complaint on living conditions.
- Code Enforcement Officer, Devon Percival, is looking into a New Construction Program Grant and can be reached at (518) 928-9360.

#### Planning Board:

- The next meeting will be held on December 9th, 2019 at 6pm, the Monday before the Town Board meeting.
- They received a call from Lori Souza saying the parcel split will be delayed until after October.
- Phone call with Devon Percival discussed concerns with Town blight and measures being considered with the permit procedures and violation follow through. Some of the other municipalities are adding the clean up costs to the tax bills.
- Summaries of 2019 Training are to be to Dan by December.
- Town Clean-up will be supported again by the Planning Board.
- The Reverse Mortgage Seminar will be in early November.
- Nominations for 2020 Officers were held as follows:

Chairperson: Judi Townsend, Vice Chair: Bill Simpson, Secretary: Dan Richardson

Highway:

- Superintendent Alan Cretser is away but reported that they are screening sand and Steve is rebuilding a box. They also plan to be mowing again for the 2<sup>nd</sup> soon.
- The Town Supervisor, Todd Bradt spoke for Alan on a quote for \$6,000 to replace the existing furnace. The Town Board suggested getting other quotes and adding some features. The 18 year old furnace is hard to know what it looks like until it is apart. Mr. Chorlton suggested maybe looking at the chimney for the wood stove, or a getting a stainless-steel liner for it if needed.

Youth:

- Nothing to report.

Assessor:

- The Assessor, Ms. Yuenger reported that the School Tax bills are out and they have not had any calls regarding their Star Exemptions to date.
- They are collecting building permit information in preparation for next year's tax roll.
- Ms. Yuenger is planning to attend an assessment class entitled "Preparing for a Reassessment" to complete the 12 hours required for 2019.
- The local number for questions regarding the Star Exemption is (518) 457-2036. The Assessor's office will continue to be open on Tuesday evening from 6-8pm.

Supervisor:

- Mr. Bradt met with a person regarding grass drags with snowmobiles and operating permits. Ephratah has a Mass Gathering Local Law in place, but no zoning or restrictions. The Town Board will look into the operating permits.

Historian:

- The Historian, Evelyn Frasier reported they will be fixing the gate for the Michael Cemetery on the last Saturday of the month in September. Alan will be contacting volunteers. Additional monies would be put towards a gate for the Fical Cemetery.

**New Business:**

- The Town Board set the budget meeting for Tuesday September 24<sup>th</sup>, at 6pm at the Ephratah Town Hall. The Supervisor reported that there has been no changes on the budget sheets that have been handed in thus far.

**Resolution 64**

George Cosselman made a motion to offer Resolution 64 to re-appoint Cynthia Wesselmann as a member to the Board of Review for a five-year term from 9/30/19 thru 9/30/2024. 2<sup>nd</sup> by Andrew Chorlton. 5 Ayes, Carried.

George Cosselman made a motion to interview the two prospective candidates for the Board of Review; to fill the vacancy left by Clifford Duesler: term to expire 9/30/20. They will call the candidates in at a later date. 2<sup>nd</sup> by Andrew Chorlton. 5 Ayes, carried.

**Unfinished Business**

Eleanor Smith made a motion to adjourn the meeting. 2<sup>nd</sup> by George Cosselman. 5 Ayes, Carried. Time: 6:44 pm.

Respectfully submitted,

Cynthia A. Wesselmann  
Town Clerk, Town of Ephratah