

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, April 12th, 2023 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Ivan Duesler
Councilman	George Cosselman
Councilman	Andrew Chorlton
Councilwoman	Eleanor Smith
Clerk	Cynthia Wesselmann
Hwy Superintendent	Alan Cretser
Code Enforcement Officer	Devon Percival
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 meeting minutes from the regular meeting on March 8th, 2023. 2nd by Ivan Duesler. 5 ayes, carried.

Ivan Duesler made a motion to pay General bills, Abstract #4, claim 191 thru 201 in the amount of \$16,704.36. 2nd by Eleanor Smith. 5 Ayes

Eleanor Smith made a motion to pay Highway bills, Abstract #4, claim 202 thru 216 in the amount of \$12,355.392nd by Andrew Chorlton. 5 ayes, carried.

Communications:

- The RGL Station #2 Firehouse is having a pancake breakfast on April 15th from 7am to 11am.
- The Ephratah Volunteer Fire Department is having a roast beef dinner on Saturday, April 22nd at 4pm till sold out.
- The Lassellsville Senior Center is having a Stuffed Shells Dinner on April 29th at 4pm till 7pm.
- The Ephratah Volunteer Fire Department is having a dance on Saturday, April 29th from 7 to 11 pm.

Public Input:

- None at this time.

Reports:

Code Enforcement Officer:

- Devon Percival talked about a solar roof project on Route 10. They are awaiting feedback from an engineer on the 70 pound load calculations on roofs. State building requirements changed for solar panels. They can no longer be installed on a steel roof, it has to be on shingles because of the concern with heavy wet snow.
- Mr. Percival and Mr. Bradt met with DEC regarding flood plain permits. These permits may only apply to a couple properties in Ephratah that may be considered in a flood zone.
- Devon Percival submitted his annual report for Code Enforcement.
- There are properties on Old State Road that will be issued tickets to remedy trash complaints.
- There were commercial inspections done and two properties will be posted as condemned. There is a building in Rockwood that failed the fire safety inspection. Mr. Percival, as Assistant Fire Chief, gives him the authority to condemn buildings.
- Mr. Percival can be reached at (518) 928-9360.

Planning Board:

- Devon Percival said a property owner on Route 10 near the Rockwood Dam wants to build an in-law suite and the engineer will be doing the drawings with a 90 foot setback.
- Bill Simpson sent in a report that is on file in the clerk’s office. A property was separated at 286 County Hwy 119.
- The Planning Board is planning to host an Emergency Preparedness Meeting in the fall with more details to be forthcoming.

Highway:

- Highway Superintendent Alan Cretser reported that the crew did the MSHA Training. Some of the rules changed and the crew needs to print their names.
- Sexual Harassment training for the highway department will be pm Tuesday April 25th @ 9am. The Town officials will have training on May 10th, 2023.
- Black top bids will be going out for approximately 7000 feet on the Mud Road and 5000 feet on Bolster Hill. It would be for approximately 2100 ton. Mr. Cretser said the Chips money could be the same as in the past.
- The highway department plans to start sweeping with the road broom.
- Mr. Cretser would like to purchase a small dump truck and shared quotes with the Town Board.

Resolution 46

Ivan Duesler made a motion to accept Resolution 46 to purchase a 550 Ford Dump Truck off the Fulton county contract. The dump truck will cost \$53,000, and a dump box with a 10' Fisher plow will be an additional \$32,159. 2nd Andrew Chorlton. 5 ayes, carried.

Resolution 47

Andrew Chorlton made a motion to accept Resolution 47 to go out for blacktop bid for approximately 7000 feet on Mud Road and 5000 feet on Bolster Hill. Bids are due in the clerk's office by Tuesday, May 9th at 8 pm. The bid opening will be at 6:15 pm on May 10th at the Ephratah Town Hall. The Clerk will put a notice in the paper regarding this bid. 2nd by George Cosselman. 5 ayes, carried

Youth:

- Alan Cretser reported that they had 40 children in attendance at the Easter party on April 1st.
- They plan to mail sponsor letters out to support the Ephratah Recreation Commission and order T-shirts for the teams the first of June. Signups for soccer and softball will be held on Saturdays, May 6th and 20th from 10 am to 1 pm.

Assessor:

- Open Book will be held on May 2nd from 6-8pm, May 9th from 6-8pm, May 13th from 9am - 12noon and May 16th from 6-8pm. Grievance Day will be held on May 23rd from 5-9pm.
- The Assessors report is on file. Any questions or concerns please contact the Assessor's office at (518) 762-5688.

Supervisor:

- The financial report was submitted to the Town Board members and is on file.

Historian:

- Nothing to report at this time.
- The Historian meeting is the 3rd Wednesday of the month at Town Hall and all are welcome to attend.

New Business:

- The Town Board would like to adopt the Fireman's Exemption from the County.

Andrew Chorlton made a motion to hold a public hearing on May 10th regarding the adoption of Local Law 1 of 2023, "The Firemen's' Exemption" at 6:20 pm at the Ephratah Town hall. 2nd by Eleanor Smith. 5 ayes, carried.

Resolution 48

Ivan Duesler made a motion to accept Resolution 48 to adopt the Adirondack Park Resolution number 2 of 2023 as follows:

Adirondack Park Local Government Review Board

Resolution No. 2 of 2023

Resolution against passage of Conservation Subdivision Design Bill

A04608

WHEREAS, The Adirondack Park Agency Adopted a Large Subdivision Permit application that incorporated many of the action items in the Conservation Subdivision Design Bill, and

WHEREAS, implementation of the Adirondack Park Agency Large Subdivision Permit, is possibly more protective of the Environment than the Conservation Subdivision Design allows for, and

WHEREAS, Conservation Design laws are seldom mandatory, and are a tool to keep open space in urban areas, and

WHEREAS, the State of New York as of March 20, 2018 owned 2,505,802 or 44.6 percent of the Adirondack Park in fee, the State as of November 12 2018 also owns 785,434 acres of Conservation Easements, where development and subdivision rights have been extinguished, and

WHEREAS, this means there are more than 3.3 million acres of a 5.9-million-acre Adirondack Park that will never be developed or subdivided, and

WHEREAS, of the remaining 2.6 million acres of private land, existing development, roads, lakes, rivers, streams, steep slopes, wetlands and high elevations are not suitable for development, and

WHEREAS, the proposed legislation would amend the existing Adirondack Park Agency Act which has been in effect for 50 years, and

WHEREAS, before major Adirondack Park Agency permit application processes are changed, a public hearing process needs to be implemented so that property owners have an opportunity to understand and comment on how this proposed law will affect their property values, and

WHEREAS, this change would require private property owners to incur undue burden to hire external consultants to complete additional ecological assessments that will add significant time to proceed with proposed developments, and

WHEREAS, this proposed law could eliminate the potential for development on certain lands, which could be a “taking” without compensation, current law already protects and regulates these lands by the Adirondack Park Agency, and

WHEREAS, the proposed bill places additional burden on property owners that is not necessary to protect environmental and ecological systems and is not beneficial to the well-being of the Adirondack Park and its residents.

NOW THEREFORE BE IT RESOLVED, that the Adirondack Park Local Government Review Board does not approve of the proposed Bill, and

BE IT FURTHER RESOLVED, that the Adirondack Park Local Government Review Board does hereby call upon the local governments to stand together, individually and through our associations to insist that the Conservation Subdivision Design Bill (A04608) be withdrawn, and

BE IT FURTHER RESOLVED, that copies of this Resolution be forwarded to Governor Kathy Hochul, Senate Majority Stewart-Cousins, Senator Stec, Senator Griffo, Senator Walczyk, Assembly Speaker Heastie, Assemblyman Jones, Assemblyman Simpson, Assemblyman Smullen, Assemblyman Blankenbush Adirondack Intercounty, the Association of Adirondack Towns & Villages, and the Chairs of the Encon Committees Senator Harckham, Assemblywoman Glick.

2nd by Andrew Chorlton. 5 ayes carried.

Unfinished Business:

- The Ambulance building electricity will be worked on next. Partitions inside the building have been put up.
- The Town of Palatine sent their updated Solar Energy Local Law they are moving forward with a seeker. The Town Board will be sending a copy to the planning board for review on behalf of the Town of Ephratah.

Andrew Chorlton made a motion to adjourn the town board meeting. 2nd by George Cosselman.
5 Ayes, carried. Time 6:58 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah