

**Town of Charlton  
Saratoga County  
Town Board Agenda Meeting**

**June 27, 2016**

The Agenda Meeting of the Town Board of the Town of Charlton, Saratoga County, New York was held at the Charlton Town Hall, 758 Charlton Rd, Charlton, NY and called to order by Supervisor Grattidge at 7:30 p.m. to set the agenda for the July 11th meeting.

Present: Councilman Gay, Councilman Grasso, Councilman Heritage, Councilman Hodgkins, Supervisor Grattidge, Town Clerk Brenda Mills, Attorney Van Vranken.

**RESOLUTION #114**

**Abstract of Claims**

Motion by Councilman Gay

Seconded by Councilman Hodgkins

BE IT RESOLVED that the Town Board has approved the payment of bills as presented in Abstract #112, voucher numbers 357 - 386, in the amount of \$44,847.03, and Abstract #5, voucher numbers 501 -502 in the amount of \$7,888.96

Vote: All Ayes, No Nays. **CARRIED.**

**RESOLUTION #115**

**Approval of Minutes**

Motion by Councilman Heritage

Seconded by Councilman Hodgkins

BE IT RESOLVED that the Town Board has approved the Town Board Meeting Minutes from June 13, 2016.

Vote: 4 Ayes, No Nays, Grasso Abstained. **CARRIED.**

**ANNOUNCEMENTS**

The Town offices will be closed on July 4<sup>th</sup>.

**DISCUSSION**

The Sales Tax report for the month was \$104,817.00 and the Mortgage Tax was \$10,370.50.

Senior Constable Tom Parks addressed the Board to discuss a candidate for training as a Town Constable. In addition to needing a pistol permit and attending a Peace Officer training class, he said he feels that it takes about a year of training by riding with other Constables. In the past, the training time was as an unpaid intern, and he said that that is what he is recommending again. He recommended Gregory Parks to the Board, and gave the Board his resume. Gregory briefly addressed the Board and gave his background of education, employment and interest in the field. Tom Parks confirmed that Gregory is a Charlton resident, and would like to add Gregory to the force to fill the patrol vacancy that was created when Ken Almy became a back-up

Constable. Supervisor Grattidge said that he feels that there should be some kind of small compensation and coverage by the Town's insurances. The Board will consider the proposal and did not take any action.

Supervisor Grattidge said that Senator Hugh Farley is retiring this year, and suggested that the Board do a proclamation to recognize his service to the State and Town, and his years of service. The Board was in favor and plans to present the proclamation at the August 22<sup>nd</sup> Town Board meeting.

Supervisor Grattidge has received pricing from Time Warner to handle the Town phone lines. He feels that the prices the Town is receiving from Cornerstone might be a little high. The Town would also be interested in increasing internet speed. He will contact Cornerstone to inquire about renegotiating the current rates.

Supervisor Grattidge said that he looked into the process of getting the Town elected positions with a 2 year term changed to a 4 year term. Attorney Van Vranken said that at least 150 days notice must be given prior to the bi-annual election. Supervisor Grattidge suggested doing a resolution in the beginning of 2017 to start the process for a public referendum.

The Board discussed exemption of Ag buildings as they relate to need for and issuance of building permits by the Town, and for building inspections by the Town. The State Ag and Markets law states that Ag buildings are exempt, and it also states that Towns can require a building permit. The Supervisor said he spoke with the Town of Ballston, and they do not require a building permit, but they do require seeing the plans, and the Building Inspector does a final inspection and notifies the Assessor that the building has been completed to meet the Ag & Markets law. They do not charge for a building permit. Currently in Charlton, there is no record of when these Ag buildings are put up. Attorney Van Vranken said that the NYS Department of State memo dated 4/8/2011 defines what an Ag building is, and the fact that they are exempt. It also states that the Building Department may require a building permit solely to ensure that the building meets the zoning requirements and to notify the Assessor. Attorney Van Vranken said it would add integrity to the process to require a permit with no fee to verify the building location with the proper setbacks and sidelines, and that the building is completed. Councilman Grasso suggested rather than a building permit application, have some type of zoning verification process. The Code Enforcement Officer would verify that the building use would be appropriate and that it meets set back requirements. He does not recommend requiring a building permit. He also said that he researched this issue and the intent of the regulation is that the size of the building should not affect the need for stamping of the plans for Ag buildings. The Board agreed that the best way to implement the changes would be to amend the Zoning Ordinance. The Board may address removing the Manure Management plan requirement at the same time. Councilman Grasso and Attorney Van Vranken will work on developing the necessary language for the changes. The Board did not take action tonight.

The Zoning Officer had provided the Board with three quotes to have a partition wall removed in the Zoning Office and to have dropdown stairs installed on the second floor to the attic. The lowest quote was from Thomas Caron for \$5,200.00.

#### **RESOLUTION # 116**

#### **Authorize Thomas Caron to do construction in Zoning Office and install dropdown stairs at Town Hall**

Motion by Councilman Grasso

Seconded by Councilman Gay

BE IT RESOLVED that the Town Board authorizes Thomas Caron to remove partition wall and do necessary repair of wall and counter in the Zoning Office, and to install dropdown stairs on the second floor of Town Hall in to the attic, at a cost not to exceed \$5,200.00.

Roll Call: Councilman Gay: Aye; Councilman Grasso: Aye; Councilman Heritage: Aye; Councilman Hodgkins: Aye; Supervisor Grattidge: Aye. **CARRIED**

Supervisor Grattidge said that the Board has received a few letters from residents regarding a potential banquet hall in Charlton, but no official application has been filed with the Town yet, so the Town Clerk will keep the letters on file for possible future reference if an application is received.

Highway Superintendent Mike Emerich said that his intern has been out inspecting roads every day. She is making an inventory of the roads, labeling the road conditions and then the software will make a schedule of recommended road repairs. They will be meeting with an engineer from Cornell tomorrow. The intern should be finished by the end of July, and she will do a presentation for the Board before she finishes. He also said

that his crew has been working on Western Avenue and plans to repave this week and then will begin work on Consaul Road. He noted that the pavement that was put down on Western Avenue last year is bubbling, so the asphalt company will be addressing the problem.

Councilman Gay reported that a plumber from Bellamy was hired to repair the deteriorated water line at the pump house. When the plumber took out the old line, he found that it was completely plugged. The new line has been installed and the erratic problems with the controller seemed to have stopped.

The Meeting adjourned at 8:23 p.m.

Respectfully submitted,

Brenda Mills  
Town Clerk