

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

August 22, 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 8:14 p.m. to set the agenda for the September 12th meeting.

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

RESOLUTION #133

Abstract of Claims

Motion by Councilman Gay

Seconded by Councilman Heritage

BE IT RESOLVED that the Town Board has approved the payment of bills as presented in Abstract #116, voucher numbers 458 - 474, in the amount of \$2,035.37, and Abstract #8, voucher number 801 in the amount of \$1,448.20.

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

RESOLUTION #134

Approval of Minutes

Motion by Councilman Heritage

Seconded by Councilman Gay

BE IT RESOLVED that the Town Board has approved the Town Board Meeting Minutes from August 8, 2016.

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

ANNOUNCEMENTS

The Saratoga County Board of Supervisors is sponsoring a free Labor Day Concert at SPAC on September 5th. The Navy Band Northeast Ceremonial Band and the Rhode Island Sound Rock Band will be performing beginning at 2:00 p.m. Free tickets are available at the Town Clerk's office

The Town Board will hold an Open Informational Meeting on September 12th at 6:00 p.m. regarding a proposed cell antenna by Verizon. Airosmith Development will address residents concerns that were raised at a previous meeting on the subject. No application has been submitted to the Town yet.

DISCUSSION

The Sales Tax report for the month was \$112,087.00 which is down about 1 percent from last year, and the Mortgage Tax was \$13,127.00.

Supervisor Grattidge said that the Board would like to prepare a proclamation honoring Senator Farley's service to the Town and the State. The Senator will be coming to the September 12th meeting, and the Supervisor said that he would like to present the proclamation at the beginning of the meeting.

Supervisor Grattidge said that the Board has received the resignation of Victoria Hayner as Town Assessor which is effective September 1, 2016.

Supervisor Grattidge said that the Board has received a letter from David Wood requesting that the subdivision/park fee be waived on a parcel of land owned by Shirley Palmer. Mr. Wood will be purchasing the land and it will be for strict agricultural use only. Councilman Grasso said that the Town Board does want to be farm friendly. He pointed out that this is a true subdivision because it is being sold to another party. There is nothing that prevents the subdivided lots from being developed in the future. When the Park Fee is established it is seen as mitigation for new residential development in the Town. He said that the Town does need a mechanism to track the lot if the use changes to residential so that the Town can implement the fee. The Board agreed. Supervisor Grattidge suggested asking the Building and Zoning Department to flag the property file and if a building permit is ever applied for, the Park Fee be collected at that time. Attorney Van Vranken said that the easiest way to flag this would be to have verbiage added to the deed that says that the land is subject to a Charlton Park Fee if a building permit application is applied for.

RESOLUTION #135

Resolution to waive Park Fee on subdivision of Palmer/Wood Charlton Road property

Motion by Councilman Grasso

Seconded by Councilman Gay

BE IT RESOLVED that the Town Board hereby waives the Park Fee for the subdivision of the Shirley Palmer farm land on Charlton Road, which said land is being purchased by David Wood strictly for agricultural use.

ALSO, BE IT RESOLVED that the Town Board hereby requires that proper notation be made on the deed of the property that a Park Fee will be due to the Town of Charlton in the case that a Building Permit application ever be applied for on this land.

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

Supervisor Grattidge said that applications for the Saratoga County Farmland & Open Space Grant Programs are due September 1, 2016.

Supervisor Grattidge said that the Board will need to lay out their anticipated actions for the Wessell EUP application. One action that could be done now is to have the Town Clerk send a copy of the application to the Saratoga County Planning Board to get their comments as per the Town regulations regarding the process. Also, the Board can ask for advisory opinions from the ZBA, Planning Board and the ECC. This would give the Town Board the opportunity to review these opinions and decide what further actions the Town Board would want these Boards to do regarding this application. Councilman Hodgkins said that the Boards could go on to do a full review later and Supervisor Grattidge confirmed that this would be the Town Board's decision whether or not to do anything further. The Board agreed that 30 days would be ample time for the Boards to provide their opinions.

RESOLUTION #136

Resolution requesting the Town Clerk to request advisory opinions from the ZBA, Planning Board and ECC regarding the Wessell EUP application

Motion by Councilman Grasso

Seconded by Councilman Gay

Discussion: Councilman Grasso said that the Board heard great comments and concerns this evening at the Public Hearing. He shares a lot of the same concerns and feels that the Board may also. He told Mr. Wessell that he appreciates the investment that he has tried to make in the Town, and appreciates his willingness for coming out tonight to try to get the site compliant. He commended Duane Rabideau for answering a lot of questions in his presentation. He felt his responses were extremely candid and thorough, but, nonetheless there were a tremendous number of issues raised and he feels those are very valid concerns. He questions whether or not the site is appropriate for the type of use that is currently in operation and what the goals are. He hopes that the applicant can appreciate that, and understand whether or not he feels like these things can be appropriately mitigated. Mr. Wessell said that he thinks that there is worry that there will be further expansion, but they are not looking to add anymore trucks. Their intention is to improve what they already have.

BE IT RESOLVED that the Town Board hereby requests that the Town Clerk notify the ZBA, Planning Board and ECC that the Town Board requests their advisory opinion regarding the application by Leonard Wessell, Jr. for an Exceptional Use Permit for 151 and 154 Crane Street.

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

A presentation was done by Christa Agans, intern for the Highway Department. Christa stated that earlier this summer, she attended the Cornell training for the Cornell Local Roads Software Program. She learned about the different types of road surfaces, shoulder types, traffic levels and importance of roads. She also learned about different types of road distresses such as alligator cracking, edge cracking and rutting. Her job included traveling all of the Town roads and recording the conditions of the roads. The roads are given numbers, starting and ending mileage, width of the road, surface and shoulder type, traffic and importance rating. She inputted her survey of the roads into the roads program software, which included the condition, roughness, cracking, potholes, rutting, bleeding excess asphalt, etc. She said that in order to keep costs low, repairing the roads at the appropriate time in the life of the pavement actually saves money. Based on the information that she inputted about each road, the program develops a 7 year schedule for maintaining the roads and estimates the total costs of doing the maintenance and repair work. The solution given is the chart of each road, the PCI rating, what the repair should be, and the repair costs (including trucks, machinery, stone, etc.). In closing, she said that the program suggests a seven year plan, but the Highway Superintendent came up with a five year plan that would be more flexible. She closed by saying that she had an interesting summer, appreciated the opportunity, and feels that Mr. Emerich is a great employer and teacher.

Supervisor Grattidge said that the reports that were provided will help the Board have a better idea of the conditions and set priorities, so that maybe preventative maintenance can be done rather than a total rebuild.

Councilman Grasso said that he appreciated Mike and Christa's commitment to the program. It will help the Board to know if they are spending the right amount of money and in the right places. He asked how often the program needs to be redone or updated (the software or inventory). Are the costs that are listed realistic and all inclusive? Have Mike's plans and methods changed based on the analysis and in what way? Are we keeping up and making the investments on a yearly basis that will ensure that the roads keep up their current level of integrity?

Christa said that she personally feels that the study should be updated every 2 years. Councilman Grasso said that he feels that she should document her thoughts, so that in 2 years, if she is not around, someone else could do update the information.

Mr. Emerich said that he does not feel that the costs listed are realistic, but rather inflated because he already has the manpower and equipment and it is already paid for. Mr. Emerich said that he is considering some new methods, different base prep and overlays. He said as far as keeping up, he feels it is subjective. He feels we are on the edge of doing what needs to be done. A lot depends on the pricing of things. A few years ago the costs were very high so it limited how much could be done. Prices are down now, so they are able to do more.

(inaudible).

Councilman Heritage asked if the underside of the road is considered in the program analysis. Christa confirmed that it is. The Councilman asked if the Highway Department employees would be able to use the software. Christa said probably not, but Mr. Emerich should be able to.

Councilman Gay asked if there was a correlation between the speed and traffic count as to the type of surface used. Mr. Emerich said that hot mix is used mostly in the developments but is too costly to use on all roads. He said that West Line Road, Crooked Street and Valentine Road are the most heavily travelled Town roads.

Councilman Gay asked if a speed trap could be used in other areas of Town. Mr Emerich said no.

Councilman Hodgkins said that it is budget time and it would be nice to compare Mike's list of recommendations to what the Town Board is budgeting to make sure that everything gets done.

Paul St. John, resident, said that asphalt lasts about 8 years, and sometimes all you need to do is seal the top which will buy 5–10 years. He also said that the best way to track roads is to count freeze/thaw seasons.

Supervisor Grattidge thanked Christa for her hard work on the project.

RESOLUTION #137

Motion to adjourn meeting.

Motion by Councilman Hodgkins

Seconded by Councilman Heritage

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

The Meeting adjourned at 9:17 p.m.

Respectfully submitted,

Brenda Mills
Town Clerk