

**TOWN OF NORTHAMPTON
REGULAR MEETING
March 19, 2014**

The regular meeting of the Town of Northampton was held on Wednesday, March 19, 2014. Supervisor Groff called the meeting to order at 7:02 p.m. in the Municipal Building at 412 South Main St., Northville, NY. Supervisor Groff led the salute to the flag.

PRESENT: Supervisor: James Groff
Councilmen: Darryl Roosa, Ivar Anderson, Art Simmons and William Gritsavage

RECORDING SECRETARY: Elaine Mihalik-Town Clerk

Other Town department representatives in attendance were: Matthew Ginter-Code Enforcement Officer; and Bookkeeper- Nathaniel Matthews

ALSO PRESENT:

Steve Naple, John Spaeth, Terry Quackenbush, Steve Norris and Caroline Murray-Recorder Newspaper

MOTION: Councilman Anderson motioned to approve the February 19, 2014 Regular meeting minutes on page one to include the addition of the 2014 Ambulance Agreements to read Councilman Simmons: The 2014 “**Town of Hope**” Agreementand to approve March 11, 2014 Special meeting minutes as presented by the Town Clerk, seconded by Councilman Roosa and Adopted by a vote of 4-Ayes: Groff, Anderson, Roosa, and Simmons
Councilman Gritsavage abstained-he was not present at either meeting

Councilman Anderson made a suggestion to have the Councilmen come into the office periodically during the month to sign off on vouchers that are available at that time so they do have so many vouchers to sign before the Town Board meeting.

Councilman Gritsavage suggested in the future have a “Councilmen Committee” to sign off on the vouchers each month as opposed to having every Councilman sign every voucher that is presented at the monthly meeting.

MOTION ON WARRANTS

Councilman Gritsavage approved paying the warrants and seconded by Councilman Anderson. Adopted by a vote of 5-Ayes: Groff, Gritsavage, Roosa, Anderson, and Simmons 0-Nays

March 2014 Warrants

General Fund “A”	\$39,837.79
General Fund “B”	3,404.31
Highway	20,959.23
Sacandaga Lighting District	2,695.50
Sacandaga Water District	2,447.76
Sacandaga Sewer District	<u>4,896.55</u>
Total Warrants	\$ 74,241.14

Supervisor Groff opened Public Comment at 7:04 p.m.

Discussion on the Resolution regarding Adirondack Escape LLC.

Steve Naple: I see on the agenda a resolution to put in a private road at the Adirondack Escape LLC.

I've spoken with some the residents of the Fishhouse area and they have raised some concerns.

1. The length of the road going back over 600 feet to the residential lots.
2. If that is private, they are wondering about garbage pickup;
3. The mailboxes that would have to go on County Hwy 110 instead of on the private road;
4. Emergency services; and
5. Access to the beach front which is across Co Hwy 110.

Right now the road is a driveway that is cut into the bank with big rocks on both sides. So, there is not much room there for them to pick up mail. There isn't any place for them to stop. Right across the road is Old Fishhouse Road and the Methodist Church parking lot and people are concerned that this will be a trouble point. Right now there are three (3) rental units there but there are no mailboxes and very minimal garbage pickup. But, with six units and people living there all the time they're thinking that it to be quiet dangerous.

The Zoning Law is a little complicated on "private roads". It says that a private road has to be approved by the Town Board. The Zoning Law says the private road should be owned by the Homeowners Association unless the Planning Board waives that and it is held by a single property owner.

So there is some concern that there would end up with parking on Co Hwy 110 or the people will park elsewhere to access the front and to the mailboxes.

Supervisor Groff: There are three units in there now?

Steve Naple: There is a three (3) unit rental unit accommodation in there now. There are 3 one acre +/- lots proposed for permanent residences also.

Supervisor Groff: There are going to be a total of six (6). If they were to form a Homeowners Association what difference does that make? You still have your garbage pick-up out on the street and you would still have your mailboxes out on the street whether there's a Homeowners Association or a private road.

Steve Naple: The Homeowners Association is really not a point of issue here before this board. The point of issue here is whether it should be a Town road or not because then mailboxes and things can go back up on Partridge Drive which the road is presently called. There would be assured maintenance and access for emergency vehicles.

Supervisor Groff: If we force them to make it a Town road, they would have to pave that and it would have to be brought up to code, I believe.

Steve Naple: They would have to build that according to the Town standards anyway. I think that Kip was supposed to evaluate that.

Supervisor Groff: If that is the case, then what's the problem with that being a Town road, a Private road or a Homeowners Association? I don't understand. If it is going to be what our standards are going to be anyway, which would mean Fire and Ambulance vehicles would be able to get in there.

Steve Naple: Then you have question of maintenance and where to put the mailboxes because the Post Office won't go up a private road.

Councilmen Anderson: I know that the Condo's in the Sacandaga Park District mailboxes are set back into the development.

Steve Naple: The home sites at the Adirondack Escape are 600 feet off the road and I don't know if the Post Office will go in there.

Councilman Anderson: I'm on a private road and **yes** the Post Office does come in with oversized parcels and with a certified letter for me to sign or if I'm not home I then have to go to the Post Office and pick it up. My mailbox is on the main Town road. As far as Fire protection, I'm back in about 1,800 feet or 2,000 feet minimum from the main road and they have to come in our road whether it made by Town standards or not. I can't see where that is a concern. It can be done. It has been done in many developments around here.

Steve Naple: This is the first major subdivision coming before the Town Planning Board These are the many concerns of the neighbors expressed and I am relaying them to the board.

Supervisor Groff: As far as the garbage they are going to have to bring it out to the road and the mail too. One of the things about mailboxes you have no idea how many people pull up on the wrong side of the road with their headlights shining in the traffic because they are too lazy to get out of the car and go back and get their mail. It happens time and time again. I assume the mailboxes can be placed along the driveway and the postal service will pull in and deliver their mail. It can be a stipulation. The application still would have to go before the Town Planning Board, correct?

Steve Naple: Whether it's a Private road or not it is up to the Town Board.

Supervisor Groff: I don't want it to be a Town road.

Steve Naple: The landowners submitted an application to the Planning Board for a major subdivision. The Town Zoning Law states that it is up to the Town Board to decide if it is going to be a Private road or a Town road which is what the landowners are asking the Town Board to do. The Planning Board has stated that they can't act until the Town Board makes its decision on whether it is going to be a Private road or a Town road.

Supervisor Groff: So, what are the people of Fishhouse asking, for that to be a Public road? Is that what they are asking?

Steve Naple: All that they are doing is expressing concerns. That is approximately 2 tenths of a mile from the Fishhouse Road. That is a very busy road with going to and coming home from work. Their concerns are that there are a lot of garbage cans out there and there will be mailboxes. There is really no place to stop. It is one inlet into the whole development. If people are stopping there picking up garbage cans and trying to pick up their mail... It's a very narrow road, there are guard rails there. It's a road with a very narrow access.

Supervisor Groff: What is the alternative?

Steve Naple: I don't know. If it's a Town road then the garbage cans will at least be up by the home sites. The people wouldn't have any reason to stop anywhere on Co Hwy 110 because it would be a Public road all the way up to their home.

Supervisor Groff: We have numerous areas such as Bunker Hill Road, Houseman Street where there the garbage is out by the street. There are narrow roads, a lot of traffic and the garbage truck has a light on it and the crew all wear vests.

Councilman Anderson: In the summer time Houseman Street can be as busy as or busier than Co Hwy 110 because everybody goes down to the Northampton State Campground.

Steve Naple: I think that there was some problems at the Northampton State Campground people were saying. I think that there is going to be a problem here on Co Hwy 110 and it would be better to head it off now.

Supervisor Groff: On Houseman Street there is a commercial store before the Northampton State Campground. The Northampton State Campground charges a \$3 fee for people to walk into the Campsite now and a \$7 fee for them to park their car in the Campground. So people are parking their vehicles along Houseman Street and walking in. Plus they have the Boat Marina on that street.

Steve Naple: There is absolutely no parking along Co Hwy 110.

Councilman Anderson; I think that this comes up before the Planning Board next week. Could the permit access be brought up at the same time? I think this should be brought up to the Planning Board next week.

Steven Naple: This is not up to the Planning Board. It is up to the Town Board to make a decision.

There was discussion on cross walks.

Website

Steve Norris: We are missing lot of older minutes when you went from the older website to the new website. I have already offered to scan and save them in a PDF to post them on the website.

COMMUNICATIONS

- Monthly Report of Revenues and Expenditures as of February 28, 2014
- Monthly Transfers for Abstract of Audited vouchers
- APA Major Project Public Notice Application received APA Project #2014-0028; Minor Project Public Notice Application Completed APA Project No. 2014-17 and Minor Project Public Notice Application received APA Project No. 2014-36
- Mayfield Public Hearing Notice

CODE ENFORCEMENT: Matthew Ginter collected \$540.00 in fees in February. The total Estimated Project Costs was \$45,000.00. A total of (2) permits were issued in February 2014; #004-14- a 2 car

garage; #005-14-Alterations permit. P05-14 Lot line adjustment; Z02-14- Area Variance and Z03-14 Area Variance.

Mr. Ginter noted that he has attended the Northern Adirondack Code Enforcement Officials Education Conference in Lake Placid and has received his required 24 hours of annual training.

Mr. Ginter: I wanted to bring to the Boards attention that the Town of Northampton Town Board back in 1973 adopted regulations for Mobile Home Parks, Travel Trailer Camps. It's not necessarily a Local Law, it is an Ordinance. It involves six different Trailer Parks in the Town of Northampton and a Junk Yard, to maintain an annual license to operate. It is based on how many sites they have. It is a \$100 flat fee plus \$10 per site and the first 5 sites are free. It can be rather expensive for some but it is something that they pay every year since 1973.

The problem is that it takes numerous attempts; numerous mailings stretched over months before some of them come through and pay. There are no penalties for paying late. There are no incentives to get them to pay when it is due. In the past it may be summer time by the time that they pay for their annual license. I read through the Law and it clearly states that they need to maintain their license.

I suggest if their license expires they need to reapply within 60 or 90 days then they have to pay a fee to reapply. I do have a few that pay the fee as soon as they receive their notice. We contact them before it is due and I have now sent out a second notice with no response at this time. This is typical we then send the next notice out certified. I just keep trying and trying.

I think that we should have some sort of policy.

Supervisor Groff: I will call the Attorney tomorrow for her opinion and see if there should be a penalty for not paying the fee within the first 30 days or let the license expire and make them reapply for a new permit.

Councilman Gritsavage: What if they chose to stop paying the fee?

Supervisor Groff: I would assume that they lose their Trailer Park license and they would have to remove the trailers and dissolve the trailer park.

The Board agreed to refer to Counsel.

JUSTICE: Councilman Gritsavage motioned to accept the Justice report, of a total of 36 cases were handled and \$4,535.00 was collected in fines for the month, seconded by Councilman Simmons and passed by, 5-Ayes: Groff, Roosa, Gritsavage, Anderson, and Simmons 0-Nays

ZONING BOARD OF APPEALS: The scheduled February meeting was cancelled and is rescheduled for March 26th. There will be four cases coming before the Board. Dennis Conway is requesting an area variance for a new single family residence. Robert Brown is seeking an area variance for an addition to his home. Christopher Garber is seeking a area variance to place a shed in his front yard. Richard Schmidt is requesting an area variance to build a garage in his front yard.

PLANNING BOARD: The Board heard three cases this month and all three are still open. Linda Bojarski is seeking approval for a minor subdivision. Matthew Keicher is seeking approval for a lot line adjustment. The major subdivision application from Adirondack Escape remains open.

RES. #2014-05: Resolution Acknowledging Adirondack Escape, LLC Proposal to Create a Private Street that is not to be dedicated to the Town of Northampton. Councilman Anderson offered the foregoing resolution and moved its adoption and Councilman Gritsavage offered a second.

WHEREAS the Town of Northampton Town Board acknowledges that Planning Board Application Number P01-14 Adirondack Escape, LLC has been determined by the Planning board to be a Major Subdivision application; and

WHEREAS the Town of Northampton Town Board acknowledges that the Adirondack Escape, LLC is proposing a Private Street or hereafter also referenced a Private Road, at 1606 County Highway 110, Town of Northampton, Fulton County, NY being tax parcel number 76.3-3-9.1 for the purposes of providing access to residential properties; and

WHEREAS the Town Board acknowledges that as per Article VIII Subdivision of Land F(4) (e) of the Town of Northampton Zoning and Subdivision Law, Private Streets may be permitted only by Resolution of the Town Board, and

WHEREAS the Town Board acknowledges that the Adirondack Escape, LLC application proposal is to create a Private Street that is not to be offered for dedication to the Town of Northampton to own, operate and otherwise maintain as a public road;

NOW THEREFORE BE IT:

RESOLVED that the Town of Northampton Town Board has identified and accepts as part of Planning Board Application Number P01-14 the Adirondack Escape, LLC Major Subdivision the creation and development of a Private Street that is not to be offered for dedication to the Town of Northampton to own, operate or otherwise maintain at the date and time of Final Plat approval by the Planning Board; and

BE IT FURTHER

RESOLVED: that copies of this resolution be retained by the Supervisor as part of the records of the Town and that it be recorded in the Town Clerk's minutes and be a permanent record of the Town.

ROLL CALL VOTE:

James Groff	Aye	Ivar Anderson	Aye
William Gritsavage	Aye	Art Simmons	Aye
Darryl Roosa	Aye		

AMBULANCE: Councilman Simmons reported attending the Ambulance meeting. I believe we are still waiting for the contract to come back from the Town of Hope.

Councilman Gritsavage: I did speak with Benson Supervisor Snyder and he stated that he will be discussing the issue with the ambulance with his Board to if they are interested in working with the Town of Northampton. I haven't heard anything as of yet.

Councilman Simmons: Fishhouse residents are covered by the Town of Northampton Ambulance Service with backup from Fulton County Ambulance Service.

Councilman Simmons: The ambulance is having their coin drop on Saturday, May 3rd from 9 a.m. until 1 p.m.

While attending the ambulance meeting, it's obvious and over whelming how professional these volunteers are, how much they care and all the training that they do. They take this serious and they do an outstanding job.

Account#	Account Description	Fee Description	Qty	Local Share	
A1255	Conservation	Conservation	6	12.44	
	Registrar Fee	Registrar Fee	1	22.00	
	Sub-Total:			\$34.44	
A2130	Transfer Station	Transfer Station	56	560.00	
	Sub-Total:			\$560.00	
A2544	Dog Licensing	Female, Spayed	4	28.00	
		Male, Neutered	2	14.00	
		Male, Unneutered	1	13.00	
		Sub-Total:			\$55.00
A2770	Minor Sales	Fax	7	7.00	
	Photo Copy	Photo Copy	6	1.50	
	Sub-Total:			\$8.50	
B2110	Building Permits	Building Permits	2	175.00	
	Planning Application	Planning Application	1	40.00	
	Zoning Application	Zoning Application	2	325.00	
	Sub-Total:			\$540.00	
			Total Local Shares Remitted:	\$1,197.94	
Amount paid to: NYS Ag. & Markets for spay/neuter program				9.00	
Amount paid to: NYS Environmental Conservation				517.56	
Total State, County & Local Revenues:		\$1,724.50	Total Non-Local Revenues:		\$526.56

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Elaine Mihalik, Town Clerk, Town of Northampton during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor Date Town Clerk Date

NEW BUSINESS:

Councilman Simmons: Historian Gail Cramer has been putting together a monthly Historian Newsletter for at least the past three years. If anyone is interested in having a copy, call her and she will e-mail you a copy. Mrs. Cramer does an incredible job of preserving our history.

It was suggested to have a link on the Town website for the Historian Newsletter.

Supervisor Groff: We have looked at doing the Justice renovations to the Justice Court and some painting here in townhall. Mr. Ginter is going to need a little help and what I was proposing is to possibly hire students that are going to college. We do have a college student that has expressed interest and he would like to help out. If we were to hire someone, the Village paid \$10 an hour when they hired college students.

