

**TOWN OF NORTHAMPTON
REGULAR MEETING
May 17, 2017**

The regular meeting of the Town of Northampton was held on Wednesday, May 17, 2017. Supervisor Groff called the meeting to order at 7:00 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, William Gritsavage, Art Simmons and Ivar Anderson

RECORDING SECRETARY: Elaine Mihalik-Town Clerk

Other Town department representatives in attendance were:

Bookkeeper-Nathanial Matthews; Matthew Ginter-Code Enforcement Officer and Honorable Michael Albanese

ALSO PRESENT: Daniel Casey; Warren (Skip) Taylor; Steve Naple; Michael Warner; Tom Corrigan; Larry and Gail Cramer; James Conkling, Ben McGuire, Evan Lessick, Michael and Cheryl Miller; Willem Monster, Gerald Fitzgerald; Bruce Backer; Richard Osborne; Heidi Darling and John Mulcahy

MOTION: Councilman Anderson motioned to approve the April 19, 2017 Regular Town Board meeting minutes as presented. Seconded by Councilman Simmons and Adopted by a vote of 5-Ayes: Groff, Gritsavage, Simmons, Roosa and Anderson 0-Nays

MOTION ON WARRANTS

Councilman Gritsavage approved paying the warrants. Seconded by Councilman Anderson and passed by A Voted of 5-Ayes: Groff, Roosa, Gritsavage, Simmons and Anderson 0-Nays

April 2017 Warrants

General Fund "A"	\$27,985.89
General Fund "B"	3,679.51
DB Highway-Outside the Village	1,562.29
Sacandaga Lighting District	1,096.24
Sacandaga Sewer District	1,888.16
Sacandaga Water District	2,404.09
Trust and Agency Fund – "TA"	<u>421.40</u>
Total Warrants	\$39,037.58

Supervisor opened for Public comment at 7:01 p.m.

Sacandaga Golf Course Proposal

Gerald Fitzgerald clarified his relationship and involvement in the discussion with the possibility of the rezoning of the golf course. He mentioned he was on the Planning Board when the first zoning in 1973 was established and it was later revised because the boundaries were not clear. He has worked part-time for the current owner for many years until it being sold in 2002. When the original owner got the golf course back in reposition in 2012. At that time, the usable equipment was sold off. The reassessment he feels is excessive and not accurate for seasonal use.

The Town has contributed to the current situation possibly unknowingly, 1. when zoning was passed the 52 acres that area was designated as golf course district. The only permitted uses in the golf course district is golf course and park. 2. Was the assessment, I believe that the assessment is excessive for a seasonal that is pretty much weather dependent. When the current owner got the golf course back in 2012 it was approximately \$600,000.00. We worked with the Assessor and it was lowered in 2013 to approximately \$400,000.00. I have looked at the other golf courses in the area and there is no uniformity in their assessment. The closest I found comparable is size and course conditions was the Lake Piseco Golf Course which is assessed at approximately \$335,000.00. The other two golf courses are Pine Brook (I understand is not open this year) and there is Kingsboro is for sale and I am not sure if it has been sold or not. Mr. Fitzgerald explained how the Town board is involved in the assessment. The tax bills for the golf course are approximately \$10,000 to \$12,000 a year. Mr. Fitzgerald explained the School taxes come due in September when the golf course is winding down at the end of the year and the Real Property taxes come due in January when there is no activity for four or five months. So, it is difficult to come up with the tax money at both times.

Mr. Fitzgerald mentioned that there is a decline in the golf industry; the course conditions have diminished; there is an aging market; and lack of programming because there is a lack of funds to hire a pro to run events and contests that attracts people to the golf course. With the decline of people playing golf, with the excess of expenses of expenditures over revenues it does not leave enough money to make the necessary improvements. It requires planning for repairs, landscaping for the greens and at the end of the season there is no money to do that. The owner has done his best in reducing his payroll and has bartered and offered free golfing in return. As I have said at the Planning Board meeting that if something is not done soon the community is going to lose the golf course stated Mr. Fitzgerald. Mr. Mulcahy and Mr. Casey have been talking with the owner about the possible purchase golf course but to make it a good business deal for everybody they have asked the town to create some lots on the golf course that could later be sold. To my knowledge everything has been done at open meetings. There is nothing under handed that is going on explained Mr. Fitzgerald. One of their main interest is maintaining the golf course in a tradition to attract players

John Mulcahy explained his reason for this purchase and stated that he has a lot of respect for Mr. Osborne. I am not looking at rezoning the golf course. We just want to change the boundaries. He wants to sell the lots and resell the golf course. Mr. Mulcahy reviewed the Sacandaga Golf Course proposal survey map to both the Town Board and public present saying that the lots are 90' x 90' and they are spread out. We are not changing anything on the course. We might possibly change a tee box which would make it safer. Mr. Mulcahy stated that there are rumors that I am interested in the lakefront lot. My wife and I have talked about it and we are not sure if we want to be away from the park. So, we have not decided if we want to isolate ourselves from the people in the park.

I don't think that \$400,000.00 is a bad price if the proposed lots can be included stated Mr. Mulcahy. We will make sure that the camps that are build are conducive of the Park. We will make sure there is a committee put together to make sure they meet the criteria of them building anything there. This plan I am proposing will increase the property values of people in and around the golf course. People will play this golf course and it can be a restaurant, a bar, it can handle events, banquets and things of that nature. We are looking millions of dollars in construction, hopefully locally, not to mention the goods and services that we would buy in the area.

My concern is not too much the development and breaking off of the lots stated Mr. Lessick. It's what happens down the road, if you develop those lots and you sell it in ten years from now if the golf course is successful?

All of these lots are going to need septic systems stated Mr. Mulcahy. We are hoping we could use the golf course or with easements or give these people extended boundaries so that they have leach fields with easements on the golf course.

My concern is for future generations stated Mr. Lessick. What happens if within ten years it is not viable? Would you consider something and that I could support rezoning it and putting houses on there, do what you are talking about but when you get done doing that, put the land is some sort of "Land Trust"

where maybe somebody could run the golf course but when you are done - it is either a golf course or it is a park. Give up the land at that point, you made enough money off the lots suggested Mr. Lessick. I think there should be a long-term solution. I am not sure if you are keeping it a golf course or if you are going to lease it to someone. As soon as it no longer viable, it doesn't get developed. I'm in favor of that, you make a valid point stated Mr. Mulcahy. Discussion ensued.

Cheryl Miller: I am glad you corrected it that is where our family home is. I am wondering what are the qualifications to deem a business not viable? Aren't there a series of steps someone would have to follow if this doesn't work? Right now, it is not viable but have the steps been done to make it viable? If they haven't been done and they are not clear. I'm in agreement with, if in 10 years someone says that they aren't doing anything but it is not viable again so I want to put in more houses. That is my concern. We moved here because of the area and because of the fact that it wasn't busy. We are talking about a business, how is it deemed not viable?

Supervisor Groff stated that he cannot answer that. This is not a Public Hearing. I will let Mr. Mulcahy explain what he is planning on doing because of the people that are here tonight. We are not going to do anything tonight stated Supervisor Groff. We are going to refer this to our Committee (Councilman Simmons and Gritsavage).

The greens to the golf course are the most valuable part and if you lose the greens it becomes worthless stated Mr. Mulcahy. Mr. Mulcahy went on to say that if the greens default then I am not interested in purchasing the golf course because that is the expensive part.

The Town Board is going to refer this to the Committee stated Supervisor Groff. They will come back to the Town Board with their findings and we are going to proceed from whatever their recommendation is.

Mr. Mulcahy talks about it is so hard to find a buyer for the golf course stated Mr. Monster. I think the problem is that the golf course might not be advertised for sale. Has it ever had a for sale sign? Has it been advertised in a Golfing magazine being for sale? The issue is the succession and marketing to someone who is capable of taking this over. There have been no events in years. There are no monies to develop the venues around a restaurant. Then you will lose monies on the golf course. It needs to be marketed in the right place looking for the right person stated Mr. Monster. If you find that person the golf course will succeed. I don't see splitting off the lakefront. The lakefront is one of the crown jewels of the golf course. You can do a lot with that property in relation to the golf course. Splitting it off for a house to be put there is a louse use of an asset for the golf course. Mr. Mulcahy is right, there is an apartment there. It can be fixed up. The restaurant needs an infusion of money. It is an essential recreational value to this community. It is an essential source of economic development for this region. Splitting off the property is not saving the golf course as far as I'm concerned stated Mr. Monster. Discussion ensued.

Mr. Monster indicated that the golf course was not actively marketed stated Mr. Fitzgerald. It has been marketed for the last three years. There have been a number of people interested some who are involved to do so, others that are not willing to offer that much. There was a wedding held there the spring before. It was listed with a broker in the western part of the state for two years and was listed in a golfing magazine.

Mr. Taylor asked how close are we to water rates? I would like you to stop in my office to go over some things with you stated Supervisor Groff.

James Conkling stated that two members from the Planning Board is asking the Town Board to create that committee with your board members including your Town Attorney, a representative for Mr. Mulcahy, advisor if you wanted to. The point is to work on all these issues, get them resolved, report them to the

public, have a Public Hearing. The response that I have gotten are very positive. Take a look because there is one thing we all agree on, it is in the Comprehensive Plan, the Town Board has the opportunity to preserve our community golf course.

Ben McGuire: It specifically states in the Comprehensive Plan that one of the main goals is to protect the golf course because it's vital for open space, historically for recreational purposes by all people stated Ben McGuire. In order to get this place back up and running it is going to cost a lot. The Comprehensive Plan specifically states that, that is the purpose to protect this golf course. If we are only going to protect this as open space then eventually we are only going to have it as open space. If you lose the entire historical and recreational purposes that is also part of the Comprehensive Plan. At this point, this is only alternative to what Mr. Mulcahy is proposing is by cutting off small portions which were previously allowed. It doesn't change the full nature of the golf course, it would still be a golf course. It would increase the tax base as these properties would probably go for \$100,000 to \$250,000. That would be increased tax base would go right into the community and keep the golf course open if they could find a viable buyer.

Michael Miller inquired how long the existing properties with houses have been there. He asked if the new lots were ever carved out on the golf course.

Supervisor Groff stated that the existing houses were there as long as he could remember. The new lots were not carved out.

Tom Corrigan asked if a golf course expert ever addressed this whole aspect of this deal?

Hearing no further comments, Supervisor Groff closed the Public Comment Session at 7:42 p.m.

COMMUNICATIONS

- Monthly Transfers for Abstract of Audited vouchers
- May 2017 Fulton Co Regional Chamber of Commerce Newsline
- Letter from Charter Communications – upcoming changes.
- Letter regarding the Golf Course proposal
- The Fulton County Office for Aging's Senior Citizens Summer Wellness Picnic to be held on Thursday, August 3, 2017, at the Concordia Park in Gloversville, 10 am-3 pm, \$8.00 per person call for ticket information
- A letter was received from the Northville Rotary Club requesting use of the Town Park and municipal building wanting to hold a Woodworking and Fine Arts Weekend Event on July 20-22, 2018 along with their "Meet the Artists" event on Friday. Hours of this event are as follows: Friday 5 p.m.-8 p.m.; Saturday 9 a.m.-5 p.m. and Sunday 10 a.m.-3 p.m.

Northville Rotary Club Annual Woodworking and Fine Arts Weekend Event

MOTION: Councilman Anderson motioned to approve the Northville Rotary Club to hold their Tenth Annual Woodworking and Fine Arts Weekend Event in the Town Park and in the Town Hall municipal building at 412 S. Main Street on July 20-22, 2018. Along with the July 19th, 2018 "Meet the Artists" event on Friday. The Northville Rotary must provide proof of insurance for this event naming the Town of Northampton. Seconded by Councilman Gritsavage and passed by,

A Vote of 5-Ayes: Groff, Gritsavage, Roosa, Simmons and Anderson 0-Nays

JUSTICE

MOTION: Councilman Anderson motioned to accept the Justice Report, there were a total of 12 cases handled and \$1,631.00 was collected in fines for the month. Seconded by Councilman Gritsavage and passed by,

A Vote of 5-Ayes: Groff, Gritsavage, Simmons, Roosa and Anderson 0-Nays

CODE ENFORCEMENT: Matthew Ginter collected \$195.00 in fees. The total Estimated Project Costs was \$44,608.00. A total of (5) permits were issued in April 2017; #010-17 Solar Panels; #011-17 Storage Building; #012-17 Temporary Use Permit; #013-17 Storage Building; #014-17 Deck and 1 Municipal Search.

Code Enforcement Officer has provided proposed changes to the to the Town of Northampton permit fees. As a result of the Board looking over the Code Enforcement Officer proposal fee changes a motion was made.

MOTION: Councilman Gritsavage motioned to approve the new fee schedule as presented by the Code Enforcement Officer. Under Modular Homes: Modular homes the fee to read \$100.00. Under Repairs/Alterations: Minor alterations under \$2,500 the fee to read \$30.00; and Major alterations over \$2,500 to read \$100.00. Under Subdivision: Site Plan Review to read \$250.00. Seconded by Councilman Anderson and

Adopted by a Vote of 5-Ayes: Groff, Simmons, Gritsavage, Roosa and Anderson 0-Nays

ZONING BOARD OF APPEALS: Due to no new business coming before the board the Zoning Board of Appeals meeting in May 24, 2017 was cancelled. The next meeting is as scheduled for June 28, 2017 at 7 p.m.

MOTION: Councilman Roosa motioned to accept the re-appointment of Bruce Backer as member on the Town of Northampton Zoning Board of Appeals term expires 2020. Seconded by Councilman Anderson and passed by,

A Vote of 5-Ayes: Groff, Gritsavage, Simmons, Roosa and Anderson 0-Nays

PLANNING BOARD: The meeting is scheduled for June 13, 2017 at 7 p.m.

MOTION: Councilman Roosa motioned to accept the re-appointment of Bob Smith as member on the Town of Northampton Planning Board term expires 2022. Seconded by Councilman Anderson and passed by,

A Vote of 5-Ayes: Groff, Gritsavage, Simmons, Roosa and Anderson 0-Nays

HIGHWAY:

Res. #2017-04: 2017 Mowing Contract between the Fulton County Department of Highways and Facilities and the Town of Northampton.

MOTION: Councilman Anderson motioned authorizing Supervisor James Groff to sign a (2017) Contract between the Fulton County Department of Highways and Facilities and the Town of Northampton for Mowing of Certain County Highway Rights-Of-Way, County Roads 109, 110, 113, 123, 130, 143, 149 and 152 and to pay the Town the sum not to exceed \$4,328.00 on the aforementioned rights-of-way (10.82 total miles). Seconded by Councilman Roosa and

Adopted by a Vote of 5-Ayes: James Groff, Art Simmons, Ivar Anderson, William Gritsavage and Darryl Roosa 0-Nays

ANIMAL CONTROL: April Report

Discussion on the motion: The Code Enforcement Officer, Animal Control Officer and the SPCA removed 6 dogs that were left alone in a residence. The Health Officer, Supervisor, a Councilman and Code Enforcement Officer assessed the house and it has been tagged as "not to be occupied".

The board is grateful for the help from the Humane Society and a motion was made.

MOTION: Councilman Gritsavage motioned approval to make a donation in the sum of \$250.00 to be given to the Humane Society. Seconded by Councilman Simmons and passed by,

A Vote of 5-Ayes: Groff, Gritsavage, Simmons, Roosa and Anderson 0-Nays

JOINT YOUTH: Summer camp pre-registration packets are available at the NCS; the Edinburg School and Town hall. Pre-registration dates have been scheduled for June 16th 3-7 p.m.; June 24th 9 a.m. – 1 p.m.; June 28th 3-7 p.m.; July 7th 3-7 p.m. and July 8th 9 a.m.-1 p.m. in the Bradt Municipal Building. There will be NO registration at the camp.

ASSESSOR: The Town of Northampton Grievance Day will be held in the Town hall at 412 S. Main Street, Northville, N.Y. on Tuesday, May 23, 2017 from 1 p.m. to 4 p.m. and 6 p.m. to 8 p.m.

AMBULANCE: Councilman Anderson mentioned that the new ambulance is being built and the expected date for delivery is in September 2017.

Councilman Simmons mentioned that he has not seen an executed contract as of yet for the new ambulance.

The Ambulance has taken in over \$1,000.00 at the coin drop and the members thank everyone for their donation stated Councilman Simmons.

REFUSE AND GARBAGE: Monday, May 29, 2017 is an official holiday, Memorial Day. The transfer station will be **closed**.

Station Operating Hours – As of June 2, 2017, the Northampton Transfer Station will begin its summer hours of operation and will run until the Friday after Labor Day, September 8th, 2017.

Monday, Tuesday and Friday: 8 a.m. to 4 p.m.

Saturday: 9 a.m. to 1 p.m.

HARDFILL: The Hardfill site opened Saturday, April 12, 2017. There were a total of 34 vehicles come to the hardfill site and a total of \$10.00 in fees were collected for tires for the month.

HAULING FEES: The month of April 2017 fees were as follows:

County Transfer	93.420 Ton @ \$53	\$4,951.26
Curbside Recycling	12.590 Ton @ \$20	\$ 251.80
Transfer Station Recycling	4.500 Ton @ \$10	\$ 45.00
Metal Hauling Fee	3.890 Ton @ \$20	\$ 77.80
Electronics	0.890 Ton @ \$00	<u>\$ 00.00</u>
Total		\$5,325.86

SACANDAGA PARK WATER & SEWER:

April 2017

Water:

-April 2016 usage – 925,000 gallons pumped

-April 2017 usage – 1,097,00 gallons pumped

Meters: Replaced a broken meter at 112 McKinley Ave. Ext

Repairs/Maintenance: Repaired water leak on Co. Hwy. 123

Replaced faulty curb valve at Taber residence on Co. Hwy. 123

Wastewater:

-April 2016- daily average flow 54,600 gallons

-April 2017- daily average flow 85,900 gallons

Repairs/Maintenance: Replaced the tree drive belts on RBC unit at the plant.

The siding on the secondary clarifier building should be addressed, there are signs of rot.

Northville Fire Department: For the month of April 2017 there were a total of 12 responses and a total of 130.68 man hours made by the Northville Fire Department. The Village of Northville had 1-landing zone for Med Flight; 1-Fire in an outdoor fireplace (legal); 1-Unauthorized burn. The Town of Northampton had 2-Legal burn; 1-Wildfire; 2 -Water in basement; and 1-EMS assist. Town of Hope 1-wildland fire. 2-Mutual Aid Given. 1-Mutual Aid Received. Northville Fire Department participated in the following training: On April 24 – Members reviewed brush fire equipment and location of equipment on apparatus. Members then practiced cutting fire lines in the woods. 10 members present. On April 25 - Members along with Edinburg Fire Department practiced with the Jaws of Life. Edinburg Fire simulated a school bus crash with a 4-door passenger vehicle. 7 members present. On April 18 – Members performed monthly truck checks. 10 members present.

TOWN CLERK:

MOTION: Councilman Anderson motioned to approve the Town Clerk’s April 2017 monthly report as presented by the Town Clerk. Seconded by Councilman Simmons and passed by,

A Vote of 5-Ayes: Groff, Gritsavage, Roosa, Anderson and Simmons

0-Nays

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**Town Clerk Monthly Report
April 01, 2017 - April 30, 2017:**

				Account#
A1255	Conservation	Conservation	20	19.11
	Registrar Fee	Registrar Fee	3	66.00
		Sub-Total:		\$85.11
A2130	Transfer Station	Transfer Station	92	920.00
		Sub-Total:		\$920.00
A2544	Dog Licensing	Female, Spayed	7	49.00
		Female, Unspayed	1	13.00
		Male, Neutered	3	21.00
		Sub-Total:		\$83.00
A2770	Minor Sales	Fax	3	3.00
	Photo Copy	Photo Copy	15	3.75
		Sub-Total:		\$6.75
B2555	Building Permits	Building Permits	4	170.00
		Sub-Total:		\$170.00
B2770	Municipal Searches	Municipal Searches	1	25.00
		Sub-Total:		\$25.00
		Total Local Shares Remitted:		\$1,289.86

