

TOWN OF BROADALBIN

201 UNION MILLS RD
BROADALBIN, NY 12025

518-883-4657

REGULAR MONTHLY MEETING

June 11, 2024

TOWN OFFICIALS

Town Supervisor- Joseph DiGiacomo-present

Town Board Member- Doug Kissinger-present

Town Board Member – David Bardascini-present

Town Board Member – David Bogardus-present

Town Board Member – Mike Rorick-present

Call to Order – Supervisor Joseph DiGiacomo 6:30 pm

Pledge of Allegiance was said in unison led by Keith Buchanan

Roll Call – Town Clerk

Present

Assessor Marti Young

Highway Superintendent Sandy Thompson

Planning Board Chair Mike Crispin and Mike Gallup

Youth Commission rep. Keith Buchanan

Acceptance of Minutes from Previous Meeting of May 14, 2024.

On a motion made by Councilman Bardascini and seconded by Councilman Kissinger

RESOLUTION #2024- 63 APPROVAL OF SUBMITTED MINUTES FROM PREVIOUS MEETING

BE IT RESOLVED that the Town of Broadalbin Town Board approved the submitted minutes from the previous meeting mentioned above as submitted.

No further discussion:

VOTE: DiGiacomo-abstain Kissinger-aye Bardascini- aye Bogardus -aye Rorick-aye

Public Session

-Three residents brought forth complaints about their neighbor's very messy yards, referring to them as "junkyards" with several unregistered vehicles, trailers, and various amounts of garbage. Other complaints consisted of loose animals, loud behavior such as shooting guns at late hours in the evening, switching license plates and using their property to repair vehicles, along with illegal burning of household items late in the night. The Code Enforcer has visited these properties prior to these complaints, however the problem continues.

-The Town Supervisor and the Board Members agreed that more needs to be done to control such problem areas, explaining how the Code Enforcer can site these people to clean up and send them to Court for the Judges to set fines and/or jail, usually setting a thirty day time limit

Cont.

to comply.

-Supervisor DiGiacomo will contact Judge Gilston for ideas how to strengthen the Town Junkyard Code and report at the July 9, 2024 meeting. Stating as of now, the concerned residents can make a formal complaint to the Town Code Enforcer, for him to proceed investigating these properties.

DEPARTMENT REPORTS

Highway Superintendent

-Sandy Thompson, requested to report early this evening, stated at the July 9, 2024 meeting she will present the Board with items she wishes to sell, not in use, at Auction International.

-Also reporting that the Highway Crew has received their new flail mower and have been busy this past month repairing culverts, trimming trees, ditching and mowing, with the South side of Town being done soon.

-Sandy stated there was an incident recently, that a resident, while having their driveway paved, needed their culvert changed out, which they were notified last year to contact the Highway prior to paving, but didn't. While paving, the paving company changed out the culvert, with the Highway Dept. supplying the culvert and ditching the area, however the private company charged the resident an additional fee to do so. The resident contacted our Highway Dept. and Town Supervisor, requesting a reimbursement of the added on charge from the paving company. The Town Board all agreed that a reimbursement will not be allowed.

-Also discussed was the damage to recently paved Kunz Rd (done in 2023) by loggers with the Board agreeing for Sandy Thompson to send the homeowner a letter requesting reimbursement to the Town for the repairs, after Empire Paving gives us an estimate. Sandy stated with a repair there will always be a chance of having an issue in that area.

-Concern of speed and safety involving the entryway to the Town Park was discussed by the Town Board with some ideas of possible striping the road near the entryway, rubble strips to slow traffic, added signs and setting aside money for an engineer to redesign the entryway. Highway Superintendent, Sandy Thompson, will contact the Fonda Highway Engineer for further ideas.

On a motion made by Councilman Rorick and seconded by Supervisor DiGiacomo
A motion to set aside (\$500) to retain an engineer to provide guidance on safety to the entryway to the Town Park.

No further discussion;

VOTE: DiGiacomo-aye Kissinger-aye Bardascini-aye Bogardus-aye Rorick-aye

BYC – Keith Buchanan thanked Sandy Thompson for her help at the Town Park with removing some rocks and stated parking areas were outlined by paint for easier access.

-The recent BYC Golf Tournament was held on June 9 with @ 70 players and with a delay of a couple hours due to rain. Keith stated it was a success and good time; also stating it is one of the BYC's profitable fundraisers.

-Keith requested permission of the Town Board to construct dug-outs at the Town Park ball fields for a tournament of @ 8-9 teams, to be held soon. All work is to be completed by contractors and parent volunteers with the BYC supplying the materials at their cost. The size of the dug-outs will be (15' X 5') along with safety fences.

-Councilman Rorick suggested having the Town Code Enforcer, Tom DiCaprio, be contacted to check for items being used for construction such as anchor bolt size, etc.

On a motion made by Councilman Rorick and seconded by Councilman Kissinger
A motion allowing the Broadalbin Youth Commission to construct dug-outs at the Town Park Ball Fields (15' x 5') with work to be completed by stated volunteers and with the Town Code Enforcer, Tom DiCaprio, overseeing building materials to be used.

No further discussion;

VOTE: DiGiacomo-aye Kissinger-aye Bardascini-aye Bogardus-aye Rorick-aye

-Keith also stated at their last BYC meeting it was discussed that the BYC will soon present the Town Board with another \$25,000 check of their payment plan for the construction of the Park.

-Supervisor DiGiacomo stated there was a recent incident at the Town Park where a Sheriff was called due to a young driver doing fish-tails, etc. in the back parking lot resulting in the driver receiving many tickets and to appear at Town Court.

Town Supervisor

-Supervisor DiGiacomo stated in his monthly report that he received a thank-you note from Toni Hollenbeck of the seniors for our yearly donation, stating it was very much appreciated.

-Councilman Kissinger recently attended a luncheon of the seniors at their officer presentation.

-Supervisor DiGiacomo stated the Town recently received the First Quarter Sales Tax of @ \$296,000, which was up 1% from last year, along with the Mortgage Tax of @ \$57,000 which was way down from last year.

-Supervisor DiGiacomo also stated the State just passed Law 885B for Short Term Rentals which will result in registration of these properties and sales tax coming to the Town. The Board agreed regulations of these properties need to be completed by the Town.

-The Solar Energy/Farms Moratorium was discussed with concern whether to extend our present Moratorium or to set a Public Hearing to have current regulations previously written as Town Code. It was stated we can always amend these regulations in the future.

Cont.

Scott Henze, the Fulton County Planning Director, advised Supervisor DiGiacomo to set a Public Hearing prior to our deadline of August 9, 2024, to prevent any possible law suits by delaying the process.

-Board Members Rorick and Bardascini discussed possibly delaying the Public Hearing to strengthen our regulations by reviewing the recent documentation of the Town of Rotterdam. After much discussion a motion was brought forth and a roll call vote taken to set the Public Hearing of the Solar Energy Facilities Law for July 9, 2024.

On a motion made by Councilman Bogardus and seconded by Supervisor DiGiacomo A motion to set the Public Hearing for the Solar Energy Facilities Law for July 9, 2024 at 6:45 p.m.

Discussion: The question was asked if the Town can set the Public Hearing and go into another moratorium the same night, which Supervisor DiGiacomo answered not the same night, stating the Town has had two years to work on this law.

It was discovered at this time a representative from Sea Board Solar was in attendance at tonight's meeting.

-Councilman Rorick stated it would have been nice if he had introduced himself and let the Board know he was present, stating his company has sent out letters to many landowners canvassing potential customers. The representative from Sea Board Solar stated he didn't personally send out any letters but the company may have. He also stated Broadalbin doesn't have the capacity for more than one solar farm in this area at this time.

Roll Call Vote to set the Public Hearing stated above:

Councilman Kissinger-aye
Councilman Bardascini-aye
Supervisor DiGiacomo-aye
Councilman Bogardus-aye
Councilman Rorick –no

-Supervisor DiGiacomo stated after trying to get bids from five (5) different glass companies, eight contacted in all, and only receiving two (2) bids to replace the front doors to the Town Hall, along with the expense of paving the parking lot this year, the Board decided to make improvements by painting the doors and shutters. The Board agreed to get an estimate from Mike Greco and revisit the cost at next month's meeting. Also discussed was trimming the hedges. Supervisor DiGiacomo stated he believes we should wait a year to stripe the Town Hall Parking Lot so it can be sealed next year.

Assessor –Miriam Young stated Grievance Day was held on May 28 with only two residents attending. The Board of Assessment Review will be sending out their letters soon with no concessions at this time to their assessments.

-Miriam stated she is still receiving Highway messages on her office phone and forwarding these messages to the Town Clerk. Supervisor DiGiacomo stated he has been in contact with Spectrum and the problem should be taken care of soon.

-Miriam stated she and newly elected Assessor Samantha Hooker will be taking their Ethics Course tomorrow, Wednesday, June 12, 2024, which she stated was her third time taking it. Every time you are elected you need to take the Ethics Course. She also stated the Final Tax Roll will be done by the County on July 1, 2024 and ready for public viewing.

-Permits are being reviewed with a \$900,000 home being constructed on Union Mills Rd.

-The Board inquired about the hours of the Assessors this summer, asking if more data collecting can be done at this time to update the Town inventory.

-Miriam stated they will be rotating Wednesday evenings (5-7 pm) to coincide with the Town Clerk hours and stated she didn't realize that was her job, she thought the Code Enforcer obtained the data by permits and data collection, but is willing to do so.

-Supervisor DiGiacomo stated data verification is very important for both the Assessors and the Code Enforcer to gather for the Town. He stated the Town of Broadalbin did pretty well this year with our equalization rate only dropping @ 2 points, better than some towns. He suggested a reval would be necessary at some point but not until @3-4 years of stability in the housing market.

-Supervisor DiGiacomo suggested fee increases for permits with penalties, since many people are not pulling permits for work being completed in the Town. After much discussion the Board agreed to increase fee permits however to set a fine the Town would need to have a law in place as Town Code. Currently our Town Code states there is a \$200 per day fee to remedy for a permit.

On a motion made by Councilman Rorick and seconded by Councilman Bardascini
A motion to triple the fee of said permit if a permit is not attained and approved by the Town Code Enforcer, also resulting in a "stop-work order" if work commences.

No further discussion;

VOTE: DiGiacomo-aye Kissinger-aye Bardascini-aye Bogardus-aye Rorick-aye

- Mrs. Lewis stated as this motion is written it seems like the work could be done and the Town wouldn't be able to see how it was constructed, with the Board stating in that case the homeowner could be asked to tear it down and redo if no pictures of progress are available or if there are any questions.

-Mr. Lewis inquired if the Town has State regulations available for the Code Enforcer to review since State supersedes the Town Code, with the Board stating those are available.

Building and Grounds –Liaison Councilman Rorick stated all buildings are good with a repair done to the men’s room urinal which was stuck running one day this week by Tom Davis.

-Supervisor DiGiacomo stated he and Councilman Kissinger, along with Highway Superintendent Sandy Thompson, met with Engineer Jeff Wilson recently, to discuss how to proceed with a new Highway Garage using ARPA Funds. The new Garage proposal will be available to the Board at the July 9, 2024 meeting for review.

-Supervisor DiGiacomo will be setting up a meeting with Judge Gilston, Code Enforcer, Tom DiCaprio, Liaison to the Code Enforcer, Councilman Bardascini and himself to discuss stricter penalties for properties in question of the Town Code Junkyard Law.

-**Community Events** Supervisor DiGiacomo stated the Village Mayor, Steve Murray, approached him about the One Hundred Year Anniversary coming up along with the Block Party scheduled to see if the Town would like to contribute. The Town Board agreed to sponsor \$3,000 for fireworks on First Ave. by taking it out of Contingency Account.

On a motion made by Councilman Bardascini and seconded by Councilman Rorick
A motion to contribute to the Village One Hundred Year Anniversary Celebration by sponsoring \$3,000 to be removed from the Contingency Account for the cost of fireworks.

No further discussion;

VOTE: DiGiacomo-aye Kissinger-aye Bardascini-aye Bogardus-aye Rorick-aye

-It was stated during discussion that the Village Road Crew who picks up the Village Garbage weekly, can dump Village trash at the Transfer Station, without additional funding to the Town, because the Village Residents are part of the Town.

Code Enforcer Tom DiCaprio provided the Board with a written report of permits from April 1, 2024 through May 15, 2024 resulting in \$2,837.30.

Dog Control Officer –Dale Potts not present.

Justice Court –Councilman Doug Kissinger read aloud the Court Report for April and May 2024 as follows;

Total fines and fees collected for April was \$1,788 of which \$681 were old fines.
Total cases ,28 closed tickets 57 VTL,52 PL,4 Civil,1 LO, 0 DEC.

Total fines and fees collected for May was \$5,675 of which \$1,186 were old fines.
Total cases 56 closed tickets 44 VTL 38 PL 3 Civil 2 LO 0 Dec 1

Planning Board-Mike Crispin stated at their last Planning Board Meeting they discussed short term rentals. Other topics were the Glamping Project on Hatzenbuhler Rd., and the used car lot, which is now empty, on County Highway 110. Another permit in question was for Cowboy Up which was to be a roof only and is now an enclosed building and is labeled as Agricultural. -The mention of adding a Compliance Officer to help the Code Enforcer, should be further discussed at 2025 budget meetings.

Town Clerk –nothing at this time.

LEGISLATION-none

OLD BUSINESS

NEW BUSINESS

Approval to pay vouchers (claim)

Prepaid	\$10,059.27
General	12,168.22
Highway	16,512.84
Total	\$38,740.33

On a motion made by Councilman Bardascini and seconded by Councilman Kissinger

RESOLUTION #2024-64 APPROVAL TO PAY VOUCHERS (CLAIMS)

BE IT RESOLVED that the Town of Broadalbin Town Board authorizes the payment of the vouchers in the amount of \$38,740.33.

No further discussion;

VOTE: DiGiacomo-aye Kissinger-aye Bogardus-aye Bardascini-aye Rorick-aye

ADJOURNMENT 8:19 P.M.

On a motion made by Councilman Rorick and seconded by Councilman Kissinger
The June 11, 2024 Town of Broadalbin Town Board meeting was adjourned.

Respectfully Submitted

Cheryl Briggs