A special meeting was held by the Town Board of the Town of Ballston on Tuesday evening, April 22, 2013 at the Town Hall on Charlton Road.

PRESENT:	Patricia Southworth	--------	Supervisor
	Mary Beth Hynes	--------	Councilwoman
	Timothy Szczepaniak	--------	Councilman
	William Goslin	--------	Councilman
	Carol Shemo	--------	Clerk
ABSENT:	Kelly Stewart	--------	Councilwoman
	Murry Brower	--------	Counsel

Supervisor Southworth called the meeting to order at 6:30 p.m. and the Pledge of Allegiance was recited. The purpose of this meeting was to consider the verbal complaint from Mr. John Hill, of 171 Eastside Drive, regarding Mr. Floyd Wolf of 174 Eastside Drive.

The complaint consisted of the following: no electricity servicing the dwelling, outdoor burning, public urination and thefts in the area.

Building Inspector Johnson visited the site and found the following: dwelling occupied, evidence of outdoor burning and no electric meter on the dwelling.

Building Inspector Johnson informed Mr. Wolf that occupation of a dwelling without an electrical system is a violation of the Property Maintenance Code of New York State Section 604.1. He also informed Mr. Wolf that outdoor burning is prohibited until May 15th by order of the NYSDEC.

There is an exception to the Property Maintenance Code of New York State Section 604.1 The exception is for an owner-occupied one-family dwelling not supplied with electrical power, subject to the approval of the code enforcement officer. Due to the ambiguity of the code exception listed above, Mr. Johnson asked the Town Board for direction in addressing the neighbor's complaint. Mr. Johnson stated that the usual procedure would be to give a notice of violation to the individual with a two week time limit for the correction of the situation. If the situation was not corrected, Mr. Johnson would issue an appearance ticket for court.

RESOLUTION 13-112
CITE MR. WOLF OF 174 EASTSIDE DRIVE WITH A NOTICE OF VIOLATION OF PROPERTY MAINTENANCE CODE OF NEW YORK STATE SECTION 604.1 TO BE FOLLOWED BY AN APPEARACE TICKET IF NOT CORRECTED IN TWO WEEKS.

A motion was made by Councilman Goslin and seconded by Councilman Szczepaniak to take the progressive method of enforcement for violation of the Property Maintenance Code of New York State Section 604.1, requiring every occupied building shall be provided with an electrical system, of Mr. Wolf of 174 Eastside Drive, beginning with the notice of violation followed by an appearance ticket if not corrected in two weeks.

ADOPTED	Ayes	4	Supervisor Southworth, Councilwoman Hynes, Councilman Szczepaniak and Councilman Goslin
	Nays	0	

A motion was made by Councilman Goslin and seconded by Councilwoman Hynes to adjourn the meeting.

Respectfully submitted,

Carol R. Shemo
Town Clerk