

## Easement Overview

### What is an easement and why do I need to sign one?

An easement is a right granted to someone else to use their property for a specific reason that is defined in easement language. The path of the sewer has been designed to pass through public property (such as roadways) as much as possible. However, this is not always possible. When the sewer line must pass through someone's private property an easement is required. The resident (referred to as the "Grantor") still fully owns the piece of property but the other person (the "Grantee") is granted a legal right to access it under certain conditions. The construction company and the Town of Ballston require legal permission to install the sewer line, and longer term the Saratoga County Sewer Department needs the ability to access the line to repair it in the unlikely, but possible, situation that there is a maintenance problem. The easement provides this access and details the conditions governing that specific portion of the Grantor's property.

### What rights do I give up?

The homeowner grants the right to the Town of Ballston's contractor to install the sewer, and eventually to the County to perform any required emergency maintenance. In order for the Saratoga County Sewer Department to be able to respond to a maintenance issue, the easement requires that the homeowner not install any permanent structure on the easement that would not allow the County to access the sewer line to repair it. This would include items such as sheds, additions to existing homes, garages, trees, brick or block retaining walls, fences, underground sprinkler systems, underground pet fences, etc. Things such as flowers, shrubs, ornamental plantings and ground cover would be permissible.

### What protections do I have?

It is the intention of the Town to be as considerate of the residents as possible. The contractor will take pictures of the area of easement before anything is done to protect both the resident and the contractor. Our contract will require the contractor to restore the property to "preexisting conditions" as much as possible.

### What will this cost me?

There should be no cost to the homeowner. The Sewer project has drafted the easements and provided them to the residents. All that is required is that the resident signs the document and has it notarized. The Town will provide a notary at one of four public information sessions for residents who are ready to sign. A Notary is also available at the Ballston Town Hall located at 323 Charlton Rd, Ballston Spa, NY 12020 during normal business hours. Most banks also provide this service for free. Please note that to notarize any document the resident must provide a photo ID.

### What if I don't want to do this?

If you choose not to sign the easement, the Town of Ballston will look to see if there are any alternatives that are acceptable. If there are no viable alternatives, the Town of Ballston will seek the advice of our town attorney for next steps.