The following members were present:
Supervisor Gary Maas, Deputy Supervisor Edwin Grund
Councilperson's: Sean Nearing, Michael Walter, and Paul Salzberg
Town Clerk- Maryann Oumrim Town Attorney- Robert Smith

Others Present: Amy Bucher, Joan Glase, Michael Pinciotti, Jane Roth

Public Hearing – Local Law to Override the Tax Levy Limit

Supervisor Maas called the meeting to order at 7:30 PM.

Motion made by Councilperson Grund, seconded by Councilperson Walter, to open the Public Hearing regarding the proposed Local Law to override the Tax Levy Limit.

Supervisor Maas explained that the Town must adopt a Local Law to override the tax levy limit. He discussed several factors contributing to the increased expenses, including an approximate $20,000 loss in revenue from Millennium Pipeline, increases in health insurance and retirement system costs, the sewer sand bed replacement project, and other rising expenses across the board.

A member of the audience asked how much the Town typically spends throughout the year. Supervisor Maas responded that the Town's annual expenditures are approximately $1.2 to $1.4 million.

Maas further explained that the usual tax levy cap is 2%, while this year's budget reflects an approximate 9% increase.

A member of the audience questioned the sewer project and asked why the Town had not pursued a grant. Supervisor Maas explained that the Town has an available General Fund balance, which will be used to loan funds to the Sewer Department rather than taking out a bond. Regarding grant funding, Maas stated that the DEC advised the Town that the sand beds needed to be replaced immediately, and there would not have been sufficient time to obtain a grant before addressing the required repairs.

A member of the audience commented that, in retrospect, the sewer project would not affect Town taxes directly but could affect school taxes, as the school is located within the Sewer District.

Following the discussion, members of the audience expressed a better understanding of both the Tax Levy Limit override and the Sewer Sand Bed Replacement Project

Motion made by Councilperson Salzberg seconded by Councilperson Nearing to close the Public Hearing.

All board members voted in favor.

Town Clerk Read Aloud Local Law #1 of 2026

LOCAL LAW No. 1 OF 2026
A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-c

Be it enacted by the Town Board of the Town of Cochecton as follows:

SECTION 1. LEGISLATIVE INTENT

It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Cochecton, County of Sullivan, pursuant to General Municipal Law §3-c, and to allow the Town of Cochecton to adopt a budget for the fiscal year beginning January 1, 2027, and ending December 31, 2027, that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law §3-c.

SECTION 2. AUTHORITY

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes the Town Board to override the tax levy limit by the adoption of a local law approved by a vote of sixty percent (60%) of the Town Board.

SECTION 3. TAX LEVY LIMIT OVERRIDE

The Town Board of the Town of Cochecton, County of Sullivan, is hereby authorized to adopt a budget for the fiscal year 2027 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

SECTION 4. SEVERABILITY

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm, corporation or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law, or in its application, to the person, individual, firm, corporation, or circumstance directly involved in the controversy in which such judgment shall have been rendered.

SECTION 5. EFFECTIVE DATE

This local law shall take effect immediately upon filing with the Secretary of State. I hereby certify that the local law annexed here on 2, designated as local law #1 of 2026 of the town of Cochecton was duly passed by the town board on October 20th 2026 in accordance with the applicable provisions of law.

Motion made by Councilperson Grund, seconded by Councilperson Nearing, to adopt Local Law No. 1 of 2026, overriding the Tax Levy Limit established under General Municipal Law § 3-c.

The Town Board members proceeded to review the budget line by line, comparing actual expenditures to budgeted amounts and making adjustments as necessary.

Motion by Councilperson Salzberg, seconded by Councilperson Walter, to adjourn the meeting at 9:35 PM.

Respectfully Submitted,
Maryann Oumrim
Town Clerk