Town of Cochecton Board Meeting was held on October 14, 2026, at the Cochecton Town Hall

With the following members present:
PRESENT: Supervisor/ Gary Maas
Deputy Supervisor /Councilperson Edwin Grund
Councilperson Sean Nearing
Councilperson/SPO Michael Walter (Not Present)
Councilperson Dr. Paul Salzberg

OTHERS PRESENT:

Maryann Oumrim- Town Clerk	Michelle Casper-Deputy	Robert Smith Attorney
Charles Nystrom	Eileen Hennessy	Larry Richardson
Michael Attineise	Tommy Cambridge	Sheila Schultz
Scott Goodman	William Boucher	Leanna Ballister

Work session 7 PM - 7:30 PM

At 7:30 p.m., Supervisor Gary Maas opened the meeting with the Pledge of Allegiance.

Cell Tower Discussion – Supervisor Gary Maas

Supervisor Gary Maas opened the meeting by greeting everyone and addressing a recent Letter to the Editor regarding the fire districts and the proposed cell tower.

Maas stated that the letter insinuated that the Town Board, Zoning Board, and Planning Board were working together to deny the fire district a cell tower. He explained that he has been working with members of each board and, to the best of his knowledge, no one was ever "in cahoots" to deny the fire district's request.

Maas explained that approximately eight years ago, the Town spent considerable time developing zoning laws addressing summer camps, solar farms, cell towers, and other land uses. He acknowledged that the Town establishes zoning regulations and takes the time necessary to ensure they are properly developed. He stated that cell towers are permitted in two zoning districts: Agricultural and Rural.

Maas further explained that there are numerous guidelines that must be met when applying for a cell tower. An initial application was presented to the Planning Board requesting information regarding the fire district property. However, the property was located in the wrong zoning district. Additionally, the property did not have sufficient usable acreage, as much of the land was occupied by the building and parking lot. The proposed location also failed to meet the required 200-foot setbacks on all four sides, with measurements reportedly including 97 feet, 38 feet, and 94 feet.

Maas addressed the insinuation that the Town attempted to take the cell tower opportunity away from the fire district. He explained that Verizon had approached the Town Board about placing a cell tower on Town property. He stated that the same zoning requirements applied to the Town, noting that the Town's property was also located in the wrong zoning district.

Maas clarified that the Town Board did not pursue Verizon regarding the Nearing Road property. Verizon sought out other potential locations and subsequently sent the Town a letter regarding the Nearing Road property. The Town has been under contract with Verizon for approximately two years, and the project is now nearing installation.

MOTION was made by Councilperson Nearing and seconded by Councilperson Salzberg to accept the minutes of the meetings held on September 9th

MOTION was made by Councilperson Nearing and seconded by Councilperson Walter to accept the minutes of the meetings held on September 23rd (Budget Workshop) and September 30, 2026.

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Resolution #63- 09.09.26
On motion of Councilperson Walter, seconded by Councilperson Nearing, to accept the bills on abstract #10 in the following amounts:
Abstract #10
General Accounts: Claim #'s 582,585-588, 590, 591, 593-595 are in prepaids.
Claim numbers 596-618 to be paid
Total General Funds: **$68,013.23**
Debit Card Account: Claim 619
Total Debit Card: **$370.63**
Sewer Accounts: Claim # 578-581 and 589 are in prepaids
Claim 620-623 to be paid.
Total Sewer Accounts: **$4,771.75**
Lighting District Accounts 584 in prepaid
Total Lighting District Funds: **$448.32**
Highway Accounts: Claim's 592 in prepaid
Claim #'s 624-639 to be paid.
Total Highway Accounts **$24,075.69**
PREPAIDS were paid 9/8, 9/19 9/22, and 9/23
Audit 10/14/2026 by Councilmen Nearing & Walter

Correspondence:
- Received Kenoza Lake Fire Budget
- Lake Huntington having their Budget hearing on 10/20 @ 6:30PM
- NYSEG doing some work
- Town Board are looking at Zoning and Airbnb regulations.

PUBLIC COMMENT: None

COMMITTEE REPORTS: Larry Richardson

Upper Delaware Council-

Upper Delaware Council-*Monthly Report*

LARRY H. RICHARDSON
111 Bernas Rd.
Cochecton, New York 12726
Phone (845) 932-8104, *l.richardson1068@gmail.com*
October 14, 2026
NOTE: I did not attend the meeting for health reasons, but a summary of the minutes follows:

The Upper Delaware Council held its monthly meeting on Thursday, October 1, 2026. Chairperson Dexter called the meeting to order at 6:30 p.m.

Presentation – "Upper Delaware Scenic and Recreational River Geological Overview": Dexter introduced Tom Kearns, Natural and Cultural Resource Program Manager for the National Park Service at the Upper Delaware Scenic and Recreational River. The work was completed about two years ago through the National Park Service's Geological Resources Inventory program. His goal is to provide an overview of the report's major findings and, importantly, explain how the resulting geological information can be applied to actual planning and management decisions within the Upper Delaware corridor. Information if available through the National Park Service's IRMA website.

Committee Reports -*previously distributed meeting minutes,*
- Water Use/Resource Management, August 18 (Evan Padua, Chair)
- Project Review, August 25 (absent)
- Operations, August 25 (Jeff Dexter, Chair)

Status Reports
- Delaware River Basin Commission (**Beth Brown**)-zoom Brown commented on the significant rainfall the region had received over the

weekend. She reported that New Jersey's statewide drought warning had officially been lifted following the state's most prolonged dry period since the early 2000.

- NYS Dept. of Environmental Conservation* (**Ryan Coulter**) Coulter reported that New York's bow hunting season opened October 1, along with the start of pheasant stocking on State Lands. Major- DEC news is the completion of Phase 1 of the Ten-Mile River property acquisition. DEC now owns approximately 6,100 acres of the total 9,400-acre property, representing the largest parcel purchase in DEC Region 3 since 1990. DEC hopes to close on Phase 2 by spring. Lands and Forests staff are working to post the newly acquired property, install gates, develop maps and establish public information. Coulter confirmed that the property will be State Forest and will require a unit management planning process. Asked whether there is a map currently available showing which portions are State-owned so visitors can avoid crossing onto property that has not yet been acquired, Coulter agreed to check with Lands and Forests staff. DEC fisheries staff are also interested in surveying the lakes and ponds to determine what fish populations are present.
- PA Dept. of Conservation and Natural Resources * (**Tim Dugan**) -absent
- National Park Service * (**Lindsey Kurnath**) zoom- reported **:** Kurnath reported that the National Park Service now has a permanent Northeast Regional Director. David Alberg, most recently Deputy Regional Director and Acting Regional Director for Alaska. NPS facilities staff collected another 189 gallons of trash during September weekends, along with a queen-size mattress, tire and pair of shoes. That brings the summer total to 1,703 gallons of trash, not including larger items. Kurnath estimated that the loose trash alone amounted to approximately 1,900 pounds, or nearly a ton. She remarked on the extraordinary amount of garbage continually removed from the river and thanked the UDC and other partners for their litter cleanup efforts.
- UDC Executive Director **(Laurie Ramie** The uncertainty about the announced $100,000 NYS funding is affecting both UDC's budgeting and the Technical Assistance Grants (TAG) program. The Council has not determined how much funding can be allocated to TAG awards until it knows whether some operating expenses normally paid with federal funds can instead be covered by the state allocation. TAG award decisions have therefore been tabled until the October 27 Project Review Committee meeting. The same uncertainty is delaying submission of UDC's next federal assistance application through Grant Solutions because the state funding could affect the federal budget, work plan and Cooperative Agreement. NPS agreed that UDC should hold off on submitting the federal package until those questions are resolved. Fortunately, the revised TAG schedule for 2027 provides additional time, so the delay should not reduce the municipalities' available project-completion period.

New Business:

a. A motion was approved to send the letter recommending the Town of Highland's Comprehensive Plan substantially conforms to the River Management Plan to the NPS.
b. **Awarding a Graphic Design Service Contract:** Ramie said eight proposals were received by the 9/21 deadline, all of which were qualified. WOLVESTUDIOS, of Roscoe, was recommended by staff. The proposed contract amount is $4,400. This included an additional $800 that was not part of their original bid. It will cover converting the awards booklet from QuarkXPress into a usable template. A Jeff Bank donation of $5,000 will be used to fund the project.

c. **Administrative Assistant Search:** Since Stephanie Driscoll announced her departure from the UDC to accept a position with Friends of the Upper Delaware River (FUDR) a search for a replacement has started.

OLD Business

- **Barryville Gage Funding:** Ramie reported that Sullivan County Legislator Nadia Rajsz successfully secured the $8,700 needed to maintain discharge measurements, with the Sullivan County Legislature approving the funding by resolution on September 24. The UDC has agreed to act as the pass-through agent for the funding.

Public Comment: Matt McMahon, a resident of Long Eddy since 2020, introduced himself and explained that he recently accepted a tenure-track position as a professor of landscape architecture at Cornell University. He is interested in establishing an ongoing relationship with the Upper Delaware region through Cornell's landscape architecture program. He hopes to dedicate a semester-long undergraduate and graduate design studio to the Upper Delaware River region once a year, beginning potentially in fall 2027. The program emphasizes place-based learning, with approximately 12 to 15 students participating in each five-credit studio course. Each semester could focus on a different real-world issue affecting the people, communities and ecosystems of the Upper Delaware. Potential topics could include the proposed rail-with-trail concept, redevelopment opportunities around the Callicoon Depot, forest and fire management strategies, or other planning and landscape issues identified as useful to the region. McMahon said the goal would be mutual benefit. Students would gain experience working on meaningful, real-world projects and interacting with local stakeholders, while their research and design work could potentially help communities develop concepts, support future grant applications or undertake preliminary studies that might otherwise be difficult to fund. He said he also intends to connect with other organizations throughout the region

Next meeting is Thursday November 5 @ 6:30 p.m.

UPPER DELAWARE SCENIC BYWAY-*Monthly Report* *October 14, 2026*

Upper Delaware Scenic Byway, Inc. – Meeting Summary

Meeting called to order on September 28 at 6.30 p.m. by Chairperson DeCristofaro

A quorum was not present -

Treasurer's Report: Treasurers report was presented

Discussion items:

a) Secretary's Correspondence Report; Status of Board Vacancies
b) Treasurer's Financial Report; Sullivan County Funding Received $40,000
c) National Scenic Byway Association 2026 Partnership Award
d) Proposal for Upper Delaware Rail-with-Trail/Parallel Greenway, Hancock to Port Jervis
e) Program Manager Applications and Interviews (4 scheduled)
f) Distribution of New UDSB Travel Guide Brochures and Promotional Stickers

Follow-up Action Items and Reports:

a) UDSB Visitor Center at The Callicoon Depot Update
b) NYS DOT Capital Projects Report; Rt. 97 Paving Projects Update
c) UDSB Photo Contest through November 30
d) Other: (*Since the meeting we conducted three interviews via zoom with prospective Program Manager applicants)* no decision has been made.

Public Comment- none

Next Meeting: 4th Monday, **October 26**, 2026 @ 6:30 pm.

Town of Cochecton Board Meeting was held on October 14, 2026, at the Cochecton Town Hall

Adjourn

YOUTH COMMISSION: Edwin Grund
For more information contact **Sue Rodriguez** (845) 866-0853, or
email: s_rod79@frontiernet.net

DEPARTMENT HEADS:
SUPERVISOR: Edwin Grund (Deputy)

Deposited: $50.00	Judicial Fees
Deposited:$ 997.00	Judicial Fees
Deposited: $3164.75	Town Clerk
Deposited: $370.63	Debit Card

Worked 80 Hours September
Expenditure End Balance $ 1975.96

- Transfers were made as necessary between Town accounts at Jeffersonville Bank.
- Worked with Supervisor on 2027 Budget
- Sewer Bid Opening
- Called Darin Doetsch on Sewer Project

HIGHWAY: Jeffrey Daub
- Ditching
- Paving
- Worked 50 hours

TOWN CLERK: Maryann Oumrim
August 2026

I took care of the regular duties of the Town Clerk including:

- Prepared Abstract #9 for audit.
- Prepared Minutes for August 12th and 24th 2026
- Emails have been responded to and appropriately shared with Board Members.
- Made Deposits for Town Clerk and Code Officer.
- Responded to fuel bids and notification of bidders.
- Responded to many inquiries for Court Clerk.
- Monthly reports sent to Agriculture & Markets and DOH for marriage and death.
- Dog Licenses- 2- Original 10 renewals
- Marriage Lic. 0
- Website Maintenance
- Training Michelle Casper as Deputy
- I worked a total of 96 **hours** in August
- **Contractual balance: $2,591.50**

*Request for the Sullivan West High School Football team to use the basement of the town hall for their 10/22/26 Team dinner.

Motion made by Councilperson Grund seconded by Councilperson Salzberg to allow the Team to use Town Hall basement.

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CODE ENFORCEMENT OFFICER: Charles Nystrom
Submitted a written report:

- Worked 110 hrs.
- Mileage 90
- Permits issued 5
- Cert. of Occupancy issued 3 and C of C 6
- Municipal search letters -6
- Violations- 6
- Revenues $1200.20
- Expenses $239.24
- Contractual Balance: $595.56

TAX COLLECTOR- Eileen Hennessy
October 14, 2026
Penalty money in my checking account $1,234.92
Penalty money already to Cochecton Superior $5,000.00
I still cannot find the missing money. Hopefully when I get audited, they will help me find my error.

October 14, 2026

On October 8th I went to the Sullivan County Supervisors meeting with Supervisor Gary Maas. The topic was the new tax bills; there was a demonstration from SC Treasurer Kathleen Lara. The county is in touch with a PA company called GSS that will do pressure-sealed envelopes much cheaper. The county is going to make a video on the new bills explaining everything about them. They will have posters to put in all town halls in the county lobby. The video will be on the county website, and each town has to get it on their web site. Kathleen and her team in the county are willing to help each town. As I understand it each tax bill will be in a file sent to the town in a PDF form for printing a copy or a receipt to email or snail mail. The County will also get new information out in press releases to all local media.

In the past each town had a copy of the tax roll in print that cost the town money. Not any more you can look it up online. The tax roll was also in the big green book that you had to hand write the paid date in, there is no reason for that anymore, it will all be online.

If your taxes are paid by a bank or mortgage company the bills will go to the owner of the property. In the past I got a list of parcels for each bank or mortgage company, and I held the tax bill until the bank or mortgage company sent the check. Then I would have to match check to payment. This is going to be new and confusing to people. We will just have to explain to them that the banks and mortgage companies look the taxes up online for the payment.

Tom at GSS said they can check the addresses, so we do not have so many returns.

County wants tax collectors to proof out every week, tax rolls have to be closed out on March 31, 2027. Handed over to the county in the first week of April. Bank deposits, credit cards, statements all have to be proved each week not optional.

The pie chart does not have to be on tax bill, the town information will be on top of the bill ex address, hours of business phone number and email. Tax bill will have the 3 payments.

TOWN ATTORNEY: Robert Smith

- Research on how to override Tax Gap
- Worked with Code office on violations and setting court dates for violations.

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SEWER PLANT OFFICER: Michael Walter
Submitted a written report:
Worked with Nick Sutherland for new hookup on rt. 52
Worked with Esselman Sewer for lateral replacement on Nearing Road
Engineering fee's Do they come out of contractual Maas replied he would have to look at the lines and see if we need to move funds.

- Average Flow 29822 Percentage C.B.O. D. 99 %; Percentage T.S.S. 99% - September 2026
- Worked 89 hours
- Expenditure $ 1,141.75

ASSESSOR
Old Business
Field work continues
Board of assessment review member opening

New Business:
Correction to School Roll, eliminate Town tax bill for lot improvement.
Out of Office Oct. 28th – Nov 4th

DOG CONTROL OFFICER: Tamara DePaolo - not present.

HISTORIAN: Kristina Snedeker- Not Present

TOWN BOARD:
Councilman Grund – no additional comments
Councilman Nearing – no additional comments
Councilman Walter – Not Present
Councilman Salzberg – no additional comments

PUBLIC COMMENT:

- **Katie Café – Stormwater Runoff Concern**

Katie Franko of Katie Café attended the meeting with her daughter, Florence Dougan, who introduced herself.

Florence explained that the Town Attorney had received correspondence from their attorney regarding rainwater and stormwater runoff flowing onto their property from Dollar General.

She further explained that, during a May 2024 meeting, her mother raised concerns that the storm drain should not be discharging onto their property. She stated that a revision was supposed to be submitted and asked the following questions:

- Was a revision submitted?
- Was the revision approved?
- If approved, who authorized the approval?

Supervisor Maas explained that the matter was not handled before the Town Board but had been before the Planning Board. **Town Attorney Robert Smith** stated that he would continue discussions with their attorney after reaching out to Dollar General again regarding the matter.

- Leanna Ballister: spoke about short-term rentals unregulated and not registered. Gary Mass explained that Town of Cochecton does not have regulations set at this time.
  Leanna- would like to suggest- a study specific to Cochecton, other than relying on data from County. Offering to help and volunteer herself to run a study.
  Nystrom- Code officer explained that online agencies use algorithms to pick up on locations.

Gary Maas- Explained that some lines in the budget need to be addressed, on Tuesday 10/20 after the Public Hearing for Tax Levy.
MOTION: at 9:25PM On a motion by Councilperson Grund seconded by Councilperson Walter, to recess meeting to 10/ 20 @ 6:30 pm for Public Hearing

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Respectfully Submitted, __Maryann Oumrim_____
Maryann Oumrim Town Clerk