

A regular meeting of the Town of Cochecton was held on August 9, 2017 at 7:00 PM at the Cochecton Town Hall with the following members present:

(Between 7:00 PM and 7:30 PM for the purpose of auditing bills)

Meeting was called to order by Supervisor Maas with the pledge to the flag at 7:30 PM.

**PRESENT:** Supervisor Maas  
Councilperson Anna Story  
Councilperson Sean Nearing  
Councilperson Paul Salzberg  
Councilperson Edwin Grund

**OTHERS PRESENT:**

Hollye Schulman – Town Clerk      Gregg Semenetz –CEO entered at 7:45 p.m.  
Karen Mannino –Attorney

Supervisor mentioned that the new recording system is up and ready. He also stated that the new website is up and running and the bill for the website is \$5,574.00

**RESOLUTION # 39**  
**SUPERVISOR AUTHORIZED TO PAY BILL FOR UPDATED WEBSITE**

On motion by Councilperson Salzberg, seconded by Councilperson Nearing, the following resolution was WHEREAS, the town website was in need of updating and the updating has been completed, and NOW THEREFORE BE IT REASOLVED, that the Supervisor is hereby authorized to pay the bill for updating the website in the amount of \$ 5,574.00

**ADOPTED:    AYES: 5            NAYS: 0**  
Supervisor Maas  
Councilpersons: Story, Nearing, Salzberg and Grund

**MOTION:** On motion by Councilperson Nearing, seconded by Councilperson Salzberg, the following motion was to approve the minutes of July 12, 2017 and be accepted as submitted. All Town Board members voted in favor.

**MOTION:** On motion by Councilperson Nearing, seconded by Councilperson Salzberg, the following motion was to approve for payment the bill on abstract #8 in the following amount.

General Account	Voucher # 384-410	\$4,166.36
Debit Account	Voucher # 411	\$81.19
Sewer Account	Voucher # 412-415	\$465.71
Lighting District Account	Voucher # 433 & 388	\$523.48
Highway Account	Voucher # 416-432	\$81,069.85

Claim # 391 split between funds same voucher  
Prepaid were paid on July 14<sup>th</sup>, 17<sup>th</sup>, 20<sup>th</sup>, 24<sup>th</sup> and August 7<sup>th</sup>, 2017

**CORRESPONDENCE:**

- Association of Towns: Advising what the fee for membership will be for next year (\$800.00)
- Constellation New Energy, Inc.: explaining the new format for their billing
- NYS Ag & Markets: Dog Control Officer Inspection report completed and rated Satisfactory
- Workers Compensation: Certificate of Liability Insurance for period 9/5/16 – 9/5/17, Certificate of Workers’ Compensation Insurance for period 8/11/17 -8/11/18
- USG&E: Request for Sales Tax Exemption Certificate
- NYS Dept. of DEC: inspection of sewer -- everything passed
- DEC letter: Advising approval for culvert replacement by Nelson driveway

Dennis Nearing presented a petition to extend the Sewer District to Sean & Beret Nearing property; the property will be changed back to Dennis Nearing. Attorney explained what steps must be taken for this project to move forward. There needs to be a cost estimates, plan with map and report. Also needs to be a Public Hearing. There was much discussion regarding this issue

At this time Dave Bodenstein rep: from Mike Preis Insurance gave a presentation on the FY 2017-2018 Insurance proposal for the town and explained same. The premium for this policy is \$23,369.31

**PUBLIC COMMENT:**

No one wished to comment.

**COMMITTEE REPORTS:**

**County Charter Commission** Rep. Larry Richardson, their work has been completed.

**Scenic Byway:** Rep. Larry Richardson

- The UDSB held its regular meeting on Monday July 26.
- **Topics of Discussion in part:**
  1. Approved the fourth Butterfly Promotion Grant (\$1,679.00 TD)
  2. Reprinting the popular placemats
  3. Working with the Post Offices to provide a Butterfly cancellation stamp
  4. Creating a sample trip itinerary for traveling along the Byway to be posted on the Geotourism MapGuide
  5. Exploring a photo contest to capture images along the Byway

**Next Meeting Date:** will be on Monday, August 28, 2017 @ 7:00 P.M.

**Website and Fire District:** Councilperson Story

Gave an oral report. Worked on researching new information for the website, had many phone conversations and emails with Dorene. Still need pictures for town history page and arts and culture page; if anyone has pictures, please email to Anna. Website is up and running. All events should be submitted through the website. Go to New and Notices and click on the “submit an event” Please fill out as completely as possible. She also explained about the program (Adobe Photoshop Elements 15) which Dorene recommends to enable her to resize photos for the website etc.

**Fire District:** Councilperson Story, Next meeting is next week so she had nothing to report.

**Youth Commission:** Councilperson Grund

- Wayne County Fair: today
- Giant Football Game is all booked
- WestPoint Football set for Sept. 30<sup>th</sup>
- Rafting : Landers August 27<sup>th</sup>
- Air Show is all set
- Movie in Honesdale: Nut Job 1, August 11<sup>th</sup>
- Roba’s Farm : Oct. 14<sup>th</sup>
- Harvest Festival : Oct. 28<sup>th</sup> Tricky Truck
- Raffle tickets ordered, may already be here
- Next meeting is Sept. 5<sup>th</sup>

Supervisor, Councilperson Grund and Ed Kraack Rep: lake Huntington Fire District –looked over the property for placement of the Basketball Court, Pickle Ball Court and Baseball Field. Basketball Court and Pickle Ball Court will be at the end of lower parking lot. Baseball Field will be by the upper parking lot

**Seniors:** Councilperson Salzberg: nothing to report

**Keep Cochecton Clean:** Jerold Yavarkovsky not present, no report

**DEPARTMENT HEADS:**

**SUPERVISOR:** (Gary Maas)

Submitted a written report:

1. Monthly Financial Report

- Bank Information:
- Deposited \$100.00 UDC check
- Deposited \$1,029.00 Judicial fees
- Deposited \$1,029.00 Judicial fees
- Deposited \$1,639.53 Town Clerk fees
- Deposited \$0.00 for Debit Card
- Made transfers and deposits as needed and gave budget to actuals to board
- Activity: Attended Supervisors Meeting. Worked on Website update. Sent Judicial Report out. Ordered and set up meeting recording device. Visited some nurses for a week, sent NYS 45 to county. Calls to Ken Shiefe, to Sullivan County Democrat about Website and River Reporter about Editorial on Millennium. Meeting with Chris Cunningham and David Bodenstein
- CONTRACTUAL \$ 4,000.00
- Abstract #1 \$ 0.00 \$ 4,000.00
- Abstract #2 \$413.66 \$ 3,586.34
- Abstract#3 \$920.67 \$ 2,665.67
- Abstract #4 \$606.75 \$2,058.92
- Abstract #5 \$99.00 \$1,959.921
- Abstract#6 \$76.75 \$1,883.17
- Abstract#7 \$731.74 \$1,151.43
- Abstract#8 \$ 52.87 \$1,049.56
- Abstract#9 \$ \$
- Abstract#10 \$ \$
- Abstract#11 \$ \$
- Abstract#12 \$ \$
- Worked 65 ½ hours

**HIGHWAY SUPERINTENDENT:** (Kevin Esselman) not present

Submitted written report, which the Supervisor went over

- Had some repairs
- Did some paving.
- Been out ditching, patching and chipped some brush.
- Tractors have been out mowing right of ways
- Diesel: 868.7 gals del / used 839 gals
- Gas: 150 gals. Del. /used 130.8gals.
- Worked 160 hrs.
- Contractual balance - \$1,209.26

He also let the Supervisor know he needs to advertise for sand and salt bids.

**MOTION:** On motion by Councilperson Grund, seconded by Councilperson Story, the following motion was to have the Highway Superintendent advertise for sand and slat bids. All Town Board members voted in favor

**TOWN CLERK:** (Hollye Schulman)

Submitted a written report: Fees collected \$947.55 for the month of July

- I took care of the regular duties of the Town Clerk
- UDC check # 2737 in the amount of \$100.00 received 7/28/17 and turned over to the Supervisor the same day.
- I attended the Sullivan Town Clerk’s meeting in Monticello on July 19<sup>th</sup>. Our guest speaker was the Sullivan County Manager, he spoke about shared services. Mainly the County wants to purchase a program for microfiche so towns and villages can scan their information going forward and also scan older materials. They would share this program with the Towns and Villages. The cost for maintenance would be \$800.00 per year; the county would store our records in the cloud. They would pay for the scanners if the towns were to op in for the project.
- Issued 3 permanent handicapped and 0 temporary parking permits in July
- I provided telephone #'s for different departments. I’m also getting calls inquiring about what the taxes are for property in the Town of Cochecton. I hand out building permits, when the CEO is not in the office. I am getting a lot of phone calls for the Justice Court, people wanting to know what their fines are and if they can set up a payment plan. I also have people looking to purchase land in the town and wanting to know what regs etc. are required I tell them to contact the CEO, some other questions I tell them to speak to the Assessor.
- Worked a total of 111 hours in July
- Expenditures \$30.76 Contractual balance \$1,706.28

**CODE ENFORCEMENT OFFICER:** (Gregg Semenetz)

- Submitted a written report:
- Worked a total of 80 hours
- Total mileage 726
- Permits issued: 4 Renewals: 0, C of O’s issued: 3 Notice of Disapproval: 1, Municipal search letters: 2
- Appearance tickets: 0
- Revenues: \$620.00, Expenses: \$442.04 Contractual balance: \$2,201.73

CEO – demos on list are being taken care of with permits of contractors. The big thing is the Falk property—Attorney will address this issue.

**RESOLUTION # 40**

**TO ACCEPT THE FINDING OF THE BUILDING INSPECTOR OF AN UNSAFE BUILDING REQUIRING REMOVAL OF STRUCTURE AND DEBRIS AND ORDER SERVICE OF NOTICE IN ACCORDANCE WITH SECTION 95-4 OF THE TOWN CODE FOR PROPERTY DESIGNATED AS SECTION 9 BLOCK 3 LOT 8.1**

On motion by Councilperson Salzberg, seconded by Councilperson Grund, the following resolution was

WHEREAS, the Building Inspector has filed a report advising this Board of an unsafe structures located at 218 Shortcut Road and designated as Section 9 Block 3 Lot 8.1 which the Town Assessor’s records indicate is owned by Paul Falk,

AND WHEREAS, upon review of the report filed by the Building Inspector, this Board adopts the finding of the report that the structure is unsafe in accordance with Chapter 95 of the Town Code.

NOW THEREFORE BE IT RESOLVED THAT, this Board hereby finds that the structures, single family/barn structures, are unsafe under the Town Code, as a result of the following conditions: entire structures are in a state of collapse.

IT IS HEREBY FURTHER RESOLVED THAT, the structures are hereby found to be dangerous or unsafe to the public.

IT IS HEREBY FURTHER RESOLVED THAT, the structures are hereby ordered to be made safe and secure or removed.

IT IS HEREBY FURTHER ORDERED THAT, in accordance with Section 95-4 of the Town Code, notice shall be served upon the owner or someone of the owner’s executors, legal representatives, agents, lessees or any other person having a vested or contingent interest in the premises, as shown by the records of the Receiver of Taxes and/or by the records of the Sullivan County Clerk’s office, by Registered Mail, addressed to his or her last known address and by securely posting a copy of such notice upon said premises.

IT IS HEREBY FURTHER RESOLVED THAT, a public hearing shall be conducted on September 13, 2017, at 7:00 p.m. at the Cochecton Town Hall, located at 74 Smales Road, Lake Huntington, New York, at which time the owner(s) or any such persons having an interest in the property or structures as herein described wish to contest the order shall be heard and at which the town Board shall determine whether to revoke the order to make safe or remove or continue said order and direct the owner or other persons to complete the work within a specified time which shall be reasonable as to the time needed to perform the work and the necessity to protect the general public.

**ADOPTED: AYES: 5 NAYS: 0**

Supervisor Maas

Councilpersons: Story, Nearing, Salzberg and Grund

**RESOLUTION # 41**

**ACCEPT THE PROPOSAL FROM MIKE PREIS INC. INSURANCE FOR FY 2015-2016**

On motion by Councilperson Nearing seconded by Councilperson Story, the following resolution was

WHEREAS, Dave Bodenstein a representative for Mike Preis Inc. has presented the 2017-2018Insurance Proposal for the Town of Cochecton and Lake Huntington Sewer District in the amount of \$23,369.31 for coverage from September 1, 2017 through August 31, 2018, and

NOW THEREFORE BE IT RESOLVED, that the Town Board does hereby accept the quoted insurance from Mike Preis Inc. in the amount of \$23,369.31 to have the Town and Sewer District covered for the above mentioned time period

**ADOPTED: AYES: 5 NAYS: 0**

Supervisor Maas,

Councilpersons: Story, Nearing, Salzberg and Grund

**TAX COLLECTOR:** (Eileen Hennessy) not present  
No report

**ATTORNEY:** (Karen Mannino)

- Submitted a written report:
- Attendance at Board meeting
- Local Law filing/email to Supervisor
- Review Dog Statute/email to Supervisor
- Email A Story Public Hearing Notice Summer Camps
- Conversations with Supervisor re: Expansion of sewer district

**ASSESSOR:** (Lorry King) not present

Submitted a written report; Supervisor went over the report

*Old Business:*

1. Nothing old to report

*New Business:*

1. Provided Anna with our legal notices for the website
2. Field review of various parts of the Town continues

July: A 1355.400 \$2,263.20

Expenditures: \$70.00

Total July Balance: \$2,193.20

Assessor 29 hours Clerk 30 hours

**SEWER OFFICER:** (Michael Walter) not present

- Average flow of 26,457 gallons per day for month of July
- Obtained 97 % C.B.O.D. and 98 % T.S.S. removal for July
- Spent a total of 71 1/2 hours attending to sewer district affairs in July
- Expenditures: \$465.71
- Contractual Balance: \$12,403.04

**PLANNING BOARD CHAIR:** (Earl Bertsch) not present

There was no Planning Board report.

Draft minutes are on file in the Town Clerk's office if anyone wishes to review them

**DOG CONTROL OFFICER:** (Rosemary Barile) not present

Submitted a written report; Supervisor went over the report

Inspection report from NYS Ag. & Markets –completed and passed. 1 dog seized

Worked 16 hours

Contractual Balance: \$2,428.84

**HISTORIAN:** (K. C. Garn) not present

No report

**TOWN BOARD:**

**(Councilperson Story)** – Nothing to report

**(Councilperson Salzberg)** – Gave a short report on the Lake Huntington Homeowners Association; and also mentioned the Western Sullivan Transfer station –the County has more money than they took in last year and feels they could compensate the Town for the use of the Transfer station. Supervisor read the letter sent to Town Officials and others regarding the Transfer station from the county legislatures

**(Councilperson Nearing)** - Mentioned that several people asked why the town just doesn't take care of the Transfer station. Also was concerned regarding Railroad Bridge and different signs around town that are not visible; perhaps the highway department could take care of the bushes and trees that are blocking them.

**(Councilperson Grund)** – Nothing to report

**(Supervisor)** Nothing to add at this time

**OLD BUSINESS:**

1. Alarm & Security for Town Buildings – Additional Cameras. Have been installed
2. Unsafe Buildings –discussed earlier, all are being addressed in one form or another
3. Website Update- this was covered earlier
4. Basketball Court, Pickle Ball, Baseball field and Exercise Park –all were discussed earlier
5. Zoning on Summer Camps –Looking over the Town of Bethel zoning law regarding summer camps
6. Bookkeeper will be leaving sometime in the fall—Supervisor has picked Kristin Lockwood to replace her and would like the bookkeeper to train her.

**MOTION:** On motion by Councilperson Nearing, seconded by Councilperson Story, the following motion was to authorize the bookkeeper to train Kristin Lockwood as the new bookkeeper at \$15.00 per hour. All board members voted in favor

**NEW BUSINESS:**

Nothing new at this time

**PUBLIC COMMENT:**

Larry Richardson; there are some nice summer camps in the area. It really depends on the regulations and how they are enforced. He also mentioned that he is disappointed in the Historian, is he keeping up with current information. He also mentioned that the Skinners Falls Bride has been taken down 3 times – it is owned by the Interstate Bridge Commission. Town might consider sending a letter expressing that the bridge be rehabbed and kept as the historical bridge it is.

**MOTION:** On motion by Councilperson Grund, seconded by Councilperson Salzberg the following motion was to adjourn this Town Board meeting. Time 8:56 p.m. All Town Board members voted in favor.

Respectfully Submitted, \_\_\_\_\_  
Hollye Schulman, Town Clerk