

A regular meeting of the Town of Cochecton was held on January 12, 2011 at 7:00PM 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 Gary Maas
 Councilperson Larry Richardson
 Councilperson Edwin Grund
 Councilperson Richard Schulman
 Councilperson Anna Story

OTHERS PRESENT:

Hollye Schulman – Town Clerk John J. Keating –Attorney
 Brian DuBois – Highway Superintendent Gregg Semenetz – CEO
 Eileen Hennessy –Tax collector Sharron Cardone –Planning Board Chair

During the work session the Town Board heard from Justin McElroy the contractor for the New Town Hall. He went over options for the outside of the vestibule, There were several options, The board was leaning toward the original siding, but they will have an opportunity to view the other option on Saturday and can than make a decision as to which way they want to proceed.

CEO also gave his opinion on the trim for the vestibule; he would prefer the original nailite grey which is the siding for the building.

Regular meeting opened with pledge to flag by Supervisor Maas at 7:30 p.m.

Bid opening on unsafe building on route 52

Town Clerk read legal notice re: the unsafe structure on State Route 52 in Lake Huntington which was printed in both newspapers on December 28th, 2010.

There were four bids received; they were opened din the order in which they were received.

1. J Hughson Excavating, Inc. in the amount of \$6,200.00
2. Gary Myers Excavation Inc. in the amount of \$19,999.45
3. M.K. S. Landscaping in the amount of \$9,450.00
4. Lewis Meckle Construction Corp. in the amount of \$22,100.00

CEO spoke to the property owners as well as Dale Lehmer and Bob Francis whom the property owners are contracting to have the building removed. They want to have the shingles removed and feel it will take 2 weeks to dismantle the structure. Will be ordering a dumpster and should start within the week to remove the roof . The property owners will be taking down the building on their own; the CEO has a contract signed and a worker’s comp on file. So far the contract has not been signed. Mr. Francis has a concern re: stripping and hand loading the materials into a dumpster; very labor intense. The property owners would like to know what the bids are for removal of the structure.

Attorney advised they hold the bids in reserve for 2 weeks. If nothing started at that time the Town will move forward with the removal of the structure and will award the bid at that time.

MOTION: On motion of Councilperson Grund, seconded by Councilperson Schulman, the following motion was to hold in reserve the bids until January 26, 2011, at which time the board will make a decision to award the bid or reject all of the bids. All voted in favor.

RESOLUTION # 14

CORRECTION FOR ABSTRACT 12-A

On motion of Councilperson Richardson, seconded by Councilperson Grund, the following resolution was WHEREAS, there was an error in the Highway Account on abstract # 12-A due to bills submitted being previously paid on Abstract # 12, in the amount of \$1,418.69, and in order to make abstract # 12 –A correct, therefore BE IT RESOLVED, that \$1,418.69 be removed from Highway Account, changing the Highway Account from \$39,339.42 to read \$37,920.73 to correct the error

ADOPTED: AYES: 5 NAYS: 0

Supervisor Maas
 Councilpersons: Richardson, Grund, Schulman and Story

MOTION: On motion of Councilperson Grund, seconded by Councilperson Story, the following motion was to approve the minutes of December 29, 2010, January 3, 2011 and January 5, 2011 and be accepted as submitted. All vote in favor.

MOTION: On motion of Councilperson Richardson, seconded by Councilperson Story, the following resolution was to approve the bills on abstract # 1 in the following amounts.

General Account	Voucher # 1-22	\$6,432.89
Capital Town Hall	Voucher #'s 23	\$1,181.25
Sewer Account	Voucher #'s 24-25	\$456.56

Lighting District Account	Voucher # 26	\$958.06
Highway Account	Voucher #'s 27-32	\$9,891.69

Prepaid claims were paid on 1/7/2011. All voted in favor.

CORRESPONDENCE:

Both newspapers asking to be the official newspaper for the town for FY 2011; this year the official newspaper will be The River Reporter with the Sullivan County Democrat for special items.

Retirement forms are now available on line.

County sent tentative FY 2011 budget to the Supervisor

NYS Comptroller office reported the financial reports can now be filed electronically,

UDC grant will be approximately \$34.00 plus less than the original grant for the lighting for the parking lot at the new Town Hall site.

Western Sullivan Public Library will hold an open house January 21st between 4:00 -6:00 p.m. for the new public computer center. Refreshments will be served.

PUBLIC COMMENT:

Grace Van Hulsteyn, New Turnpike Road, asked about the status of the Zoning changes. She was told most of the wording re: gas drilling has been removed. The Zoning changes are at the County for review. She mentioned that several towns are trying to change the zoning. Her group would like to be included on the agenda when the time comes. Councilperson Richardson said there will be Public Hearing and everyone is welcome to express their opinions. She also asked about the Comprehensive Plan, her group would like their views to be considered when the time comes. There was more discussion.

Allan Rubin, New Turnpike Road, thinks the town board is mistaken about what the towns are doing. They are trying to have something that will hold up in court. Would like to have gas drilling banned from the town entirely. He hopes the board will keep an open mind re: gas drilling. Supervisor Maas said he was looking at what Mr. Boyer said. Councilperson Schulman asked about Home Rule. Mr. Rubin stated there are several court cases that will be upheld in Court. Town can not regulate gas drilling but can prohibit it completely. This was discussed.

No one else wished to comment.

COMMITTEE REPORTS:

Youth Commission – Councilperson Grund; Holiday party held on Dec. 18 at Tony’s on the Lake; 39 youth were there, youth group are setting their calendar of events for FY 2011. They are also working on a piece for the towns web site. Skiing at Big Bear on Feb. 5th and 27th, and tubing at Villa Roma on Jan. 30th just some events coming up for the youth.

RSVP liaison: Councilperson Schulman no meeting yet.

Planning Board: Councilperson Richardson had nothing to add ---- just waiting on the Zoning Law completion.

At this time Supervisor Maas, created another committee. Councilperson Story will be in charge of Litter Pluck and he will get her the information she needs to get started.

DEPARTMENT HEADS:

SUPERVISOR: (Gary Maas)

- Submitted a written report, bank information:
- Monthly Financial Report Bank Information:
- Deposited \$100.00 UDC check
- Deposited \$7, 70.00 Judicial fees
- Deposited \$1,325.00 Judicial fees
- Deposited \$1,044.33 Town Clerk fees
- Deposited \$5,868.41 Mortgage Tax
- Deposited \$83,763.98 CHIPS money
- Deposited \$330.75 Stumpage
- Activity:
- Attended Supervisors Meeting
- Meetings & calls with Attorney, Contractor, Highway Supt., & Engineer
- Repaired water system UV light that was bad at the Town Hall
- Filter and sanitized water system
- C.H.I.P.S money received and deposited
- Made deposits and transfers as needed and
- renewed 1 CD’s with transfer sewer
- Gave Town Clerk updated budget to actual
- New building delivered and checked on progress daily

CONTRACTUAL		\$6,500.00	
Abstract #1	\$ 696.95	\$5,903.05	BALANCE
Abstract #2	\$ 157.65	\$5,645.40	BALANCE

Supervisor’s report continues:

Abstract #3	\$ 147.17	\$5,498.23	BALANCE
Abstract #4	\$ 251.99	\$5,246.24	BALANCE
Abstract #5	\$ 278.53	\$4,967.71	BALANCE
Abstract #6	\$ 292.52	\$4,675.19	BALANCE
Abstract #7	\$ 162.94	\$4,631.86	BALANCE
Abstract #8	\$ 134.93	\$4,496.93	BALANCE
Abstract #9	\$ 183.84	\$4,313.09	BALANCE
Abstract #10	\$ 411.16	\$3,901.93	BALANCE
Abstract #11	\$1,935.70	\$1,966.23	BALANCE
Abstract #12	\$ 191.41	\$1,774.82	BALANCE

HIGHWAY SUPERINTENDENT: (Brian DuBois)

- Submitted a written report: Repair and maintenance as needed
- Plow and sand as needed
- Contractual Balance: \$114.78 for 2010

Highway Superintendent also had the Highway Agreement to spend town capital monies for the board to approve and sign

Town Board members all signed the Highway Agreement as presented by the Highway Superintendent.

Highway Superintendent DuBois said if everything works out he could have \$80,000.00 for other roads not listed on agreement. He would like to rent a Pug Mill machine to mix up the material he has outside the Town Hall building and this could be used on road repairs. He would like to eliminate the dirt roads in the town.

TOWN CLERK: (Hollye Schulman)

- Submitted a written report; \$914.09 collected fees for December 2010
- I took care of the regular duties of the Town Clerk
- Attended OSTCA meeting in Rock Hill on December 1, 2010, again dog licenses were discussed, several towns have not held a public hearing or passed their new dog law.
- The UDC check # 1517 in the amount of \$100.00 received 12/23/2010 turned over to the Supervisor 12/24/2010
- I issued one replacement handicapped parking permit, two renewals and one temporary
- I received telephone calls which were for the Assessor, Justice Court, CEO, Planning Board, and people wanting to know when the transfer station is open.
- People wanting to know about the unsafe building on State Route 52, where it is located etc.
- One person wanting info on burning permits, which are no longer required unless your in a park system. Burning is not allowed from March 16th through May 14 due to the increased risk of wildfires. This information is available on the web. I have a copy in my office.
- Williamson Law Books installed the Town Clerk Plus program on my computer on December 15th.
- My new hours are Monday, Tuesday, Thursday and Friday from 9:00 – 3:00.
- Contractual balance: \$180.15

CODE ENFORCEMENT OFFICER: (Gregg Semenetz)

- Submitted a written report:
- Worked 80 hours, traveled 487 miles, issued 2 building permits, no renewals
- No C of O's, issued, 4 municipal search letters
- Revenues \$425.00, Expenses \$949.62
- Contractual Balance: \$470.64 for 2010

TAX COLLECTOR: (Eileen Hennessy)

- Submitted a written report:
- As of January 12, 2011 balance in checkbook for 2010 --- \$0.01
- Taxes collected \$310,083.27
- Check # 221 Fidelity Bank \$10.87 overpayment Check # 222 \$100,000.00 to Supervisor Maas, check # 223 \$16.46 overpayment
- Balance in check book \$210,055.95 \$200,000.00 To Gary D. Maas Supervisor
- Contractual balance: \$4,000.00

Tax Collector also had Solid Waste Fees Appeals Form, the Town Clerk has a copy in her office if anyone needs to file an appeal.

HISTORIAN: (K.C. Garn) not present

Submitted a written report; the Town Clerk will get a copy to the board members. The report is on file at the Town Clerk's office if anyone wishes to view it.

Contractual Balance: Not reported at this time

TOWN ATTORNEY: (John J. Keating)

A written report was submitted at the end of December; nothing new to report. The Attorney will draw up the FY 2011 leases for the ball fields.

ASSESSOR: (Lorry King) not present

Submitted a written report:

OLD BUSINESS:

Field review of sales and new construction continues

NEW BUSINESS:

All STAR exemptions required by law to mail, have been sent. These include, Senior Citizen and ATAR enhanced as well as not for profits. My office gets increasingly busy this time of year!

Last week Holly and I took our own tour through the new building. I took a mental note of the space and will plan for the move sometime in April.

Contractual balance not reported.

Supervisor Maas thought we could be moving into the new Town Hall sometime in March.

PLANNING BOARD: (Sharron Cardone)

- Submitted a written report.
- No correspondence
- Old Business: Went over the importance of members attending both the Planning Board meetings and the extreme importance of every members getting in the required State mandated hours.
- Recommendation made by the board to re-appoint Lauren Bunch as the Planning Board Clerk, and to recommend that I be reappointed as the Planning Board Chair.
- New Business: Neal Alexander rep; Cuddy & Feder Cell Tower – He presented a proposal from Cuddy and Feder for a proposed Cell tower for A T & T at 322 Mueller Road –the Ackermann Farm –they have entered into a lease with Donna Ackermann. Mr. Alexander works for A T & T.
- Propose to erect a 195 foot tower on this premise for the purpose to provide wireless service along Narrowsburg Road, State Route 52, State Route 17B and County Road 115 as well as the surrounding local roads, homes and businesses in the vicinity of the premise.
- To give an idea of how the structure will be seen- the company plans to do a balloon floater at the 195' so that the public will be able to drive the roads and see where the tower will be visible. This will be done after the January Planning Board meeting.
- Planning Board member Neal Halloran felt that 195' may be too big of a tower for this venture and after some discussion it was decided to have someone who deals with this type of exposure to take a look at this proposal. I have the names of three experts and will contact them to see who would be interested in working with our board on this matter.

SEWER OFFICER: (George Walter) not present

Submitted a written report: the supervisor went over the report.

Average flow of 54,235 gallons per day for month of December

Obtained 96% C.B.O.D. and 95 % T.S.S. removal for December

Spent a total of 75 hours attending to sewer district affairs in December

Contractual Balance: \$7,544.80 for 2009

DOG CONTROL OFFICER: (Rosemary Barile) not present

Submitted a written report:

Worked 8 ½ hours in December, 2 dogs at large calls, 1 lost dog call and 3 dog licenses issued

Contractual balance: \$668.96

UDC: (Larry Richardson)

Did not attend the meeting, but knows that Delores Keesler was elected Chairperson

TOWN BOARD:

(Councilperson Richardson)

Nothing to report at this time

(Councilperson Schulman)

Nothing to report at this time

(Councilperson Grund)

Nothing to report at this time

(Councilperson Story)

Nothing to report at this time

OLD BUSINESS:

1. New Town Hall latest update – spoke about earlier
2. Comprehensive Plan and Zoning update (Planning Board) out at the County for their input.
3. Town Web Site –Supervisor e-mailed Dorene – board members like the water background for the home page. and the Supervisor told her the town was formed in 1828.
4. New Town Hall furnishings – Blinds, refrigerator and microwave –The board decided to go with horizontal blinds, Councilperson Grund will be in charge of looking for a refrigerator and microwave. Supervisor will look into the blinds.
5. Unsafe building – discussed earlier
6. public Hearing – Zoning Laws – pending

NEW BUSINESS:

1. Levy garbage pickup – discussed earlier – town will send a bill and move forward from there.
2. Transfer station lease – Supervisor met with the County today, didn't get to \$. This was discussed
3. MMTF update – meeting tomorrow night at Tusten Town Hall at 6:00 p.m.

4. Telephone system for the new Town Hall – Supervisor will speak with supervisors from other towns to see what they have done, and will see what works best for our town
5. Transfer money from un-appropriated fund balance to Capital Building Fund

RESOLUTION # 15

TRANSFER MONEY FROM UNAPPROPRIATED FUND BALANCE

On motion of Councilperson Richardson, seconded by Councilperson Grund, the following resolution was RESOLVED, to transfer \$150,000.00 from Un-appropriated Fund Balance to Capital Building Fund money market account to pay future bills associated with the New Town Hall

ADOPTED: AYES: 5 NAYS: 0

Supervisor Maas

Councilpersons: Richardson, Grund, Schulman and Story

The Justices interviewed three applicants on January 5, 2011 and they picked the girl from Bethel who was very well qualified. If she accepts the position of Justice Court Clerk the hours required per week will be 11 and the rate of pay will be \$12.00 per hour.

PUBLIC COMMENT:

No one wished to comment

MOTION: On motion by Councilperson Grund, seconded by Councilperson Richardson, the following motion was to recess this Town Board meeting until January 26, 2011 at 7:00 p.m. Time 9:25 p.m. All voted in favor.

Respectfully Submitted, _____
Hollye Schulman, Town Clerk