

RECESSED MEETING, TOWN OF COCHECTON, SEPTEMBER 25, 2013 - 1 - PUBLIC HEARINGS

Recessed Town Board Meeting, Town of Cochection was held on September 25, 2013 at 7:00 PM at the Cochection Town Hall with the following members present:

Meeting was called to order by Supervisor Maas with the pledge to the flag at 7:01 PM.

PRESENT: Supervisor Gary Maas
Councilperson Larry Richardson
Councilperson Edwin Grund
Councilperson Richard Schulman
Councilperson Anna story

OTHERS PRESENT:

Hollye Schulman – Town Clerk
Kevin Esselman – Highway Superintendent.

Gregg Semenetz --CEO
Karen Mannino –Acting Attorney

Town Clerk read the legal notice for the first Public Hearing re: SBL 2.-1-2.2

MOTION: On motion by Councilperson Grund, seconded by Councilperson Story, the following motion was to open the Public Hearing re: SBL # 2.-1-2.2 unsafe building located on New Turnpike Road. Time 7:02 p.m. All present board members voted in favor

CEO mentioned that the property has been sold and the new property owner is taking care of the unsafe structure. It has been mostly removed. The Town has been compensated for the legal fees involved with this unsafe structure. Town Board should consider this project complete.

MOTION: On motion by Councilperson Grund, seconded by Councilperson Story, the following motion was to close this Public Hearing. Time 7:05 p.m. All present board members voted in favor

At this time the Town Board heard from Councilperson Grund a liaison for the Youth Commission re: resignations and applications from the Youth Commission

A resignation from Debra Gaetano and applications from Julie Swendsen and Michelle Birney for the one vacant position and an unexpired term

The Youth Commission recommended Julie Swendsen to fill the vacant seat which expires 12/31/2019 and recommended Michelle Birney to fill Debra Gaetano's unexpired term which expires on 12/31/2015

MOTION: On motion by Councilperson Grund, seconded by Councilperson Richardson, the following motion was to accept the resignation of Debra Gaetano from the Cochection Youth Commission. All present board members voted in favor

MOTION: On motion by Councilperson Grund, seconded by Councilperson Story the following motion was to appoint Julie Swendsen to fill the vacant position which expires on 12/31/2019 and to appoint Michelle Birney to fill the unexpired term of Debra Gaetano which expires on 12/31/2015. All present board members voted in favor

Town Clerk read the legal notice for the second Public Hearing re: SBL # 13.-1-55 unsafe buildings

MOTION: On motion by Councilperson Richardson, seconded by Councilperson Grund, the following motion was to open the Public Hearing re: SBL # 13.-1-55 unsafe buildings located on CR 116. Time 7:15 p.m. All present board members voted in favor

Property owner Aaron Wood said he can not afford to remove the structures which he purchased in 2005. He did remove one structure with out being asked. He added a deck to the back of the house on the property. Money is tight and will cost a lot to have the 2 unsafe structures removed; he understands the town's concern, feels the buildings are unsightly not unsafe.

Supervisor Maas mentioned that if the Town has to remove the unsafe structures it will be more costly

CEO said if the property owner had contacted him maybe it could have been worked out, and we would not be here tonight. The CEO also mentioned the buildings are not just unsightly, they are unsafe, and explained the difference

If property owner can come up with a plan and time frame suitable to the Town Board something may be worked out to rectify the situation.

Councilperson Richardson asked if a fence could be put up around the unsafe structures.

CEO said the openings need to be closed.

Councilperson Richardson a fence could buy some time for the buildings to be removed

Councilperson Schulman asked if the Fire Dept. could remove the structures for practice. He was told the Fire Dept. can no longer remove structures because they would need to remove any shingles and asbestos

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Attorney Mannino said if the property owner makes the structures safe and secure in a reasonable time the Town Board can grant some time for him to remove the structures. If not done the unsafe structures will be removed by the Town

CEO said it is up to the Town Board. Fix until no longer unsafe, he is still willing to work with the property owner on this issue.

Property owner asked what was needed to make safe and secure. CEO said close doors, screw plywood over any open places so no one can get inside.

Supervisor Maas said the Town Board needs to see plan from the owner by the next regular Town Board meeting October 9, 2013. Councilperson Story mentioned that if both structures are done at the same time would most likely get a better price for the removal

CEO said the owner can bury the debris on site, but if the Town has to take the unsafe structures down the debris needs to be removed and it cost more. Property owner can call someone to make safe and secure, CEO will give him a list of contractors that do this kind of work

Attorney Mannino suggested the Town Board adjourn this Public Hearing

Town Board will adjourn this Public Hearing until November 13, 2013 at 7:00 p.m., at which time the Town Board will want a time frame to complete the removal of the unsafe structures

Attorney Mannino advised the property owner the Town Board has a right to have this done in a reasonable time

MOTION: On motion by Councilperson Grund, seconded by Councilperson Richardson, the following motion was to adjourn this Public Hearing until November 13, 2013 at 7:00 P.m. at which time it will be reopened. Time 7:30 p.m. All board members present voted in favor

Town Clerk read the legal notice re: Town of Cochection Local Law # 1 of 2013

MOTION: On motion by Councilperson Richardson, seconded by Councilperson Grund, the following motion was to open the Public Hearing re: Town of Cochection Local Law # 1 of 2013. Time 7:31 p.m. All present board members voted in favor

CEO mentioned that the Town Board did a nice job with the codification of the Local laws

Attorney Mannino mentioned that the EAF and Negative Declaration are filed with the Town Clerk. Also mentioned she notified the Sullivan County Planning Dept. and they didn't take any negative position

MOTION: On motion by Councilperson Grund, seconded by Councilperson Richardson, the following motion was to close this Public Hearing. Time 7:45 p.m. All present board members voted in favor.

RESOLUTION # 72

**TO ISSUE A NEGATIVE DECLARATION PURSUANT TO THE NEW YORK STATE
ENVIRONMENTAL QUALITY REVIEW ACT WITH RESPECT TO CODIFICATION OF THE CODE
OF THE TOWN OF COCHECTON. OFOCALLY CHAPTER 240, ENTITLED ZONING**

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

WHEREAS, the Town of Board of the Town of Cochection has entered into a project for the codification of local laws, ordinances and certain resolutions in the Town of Cochection for the purpose of increasing the effectiveness of Town governmental administration, providing for greater public awareness of an access to Town legislation and protecting the health, safety and welfare of Town inhabitants; and

WHEREAS, the proposed codification includes changes to Chapter 240 of the Town Code of the Town of Cochection, entitled Zoning; and

WHEREAS, the Town Board of the Town of Cochection has determined after review that the proposed changes to Chapter 240 of the Code of the Town of Cochection, entitled Zoning, will not have an adverse affect on the environment; and

WHEREAS, the referenced environmental assessment concludes that the proposed changes to Chapter 240 of the Code of the Town of Cochection, entitled Zoning, will not have a significant adverse impact on the environment and recommends that the Town Board issue a Negative Declaration in conformity with the provisions thereof,

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Resolution # 72 continues:

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Cochection hereby accepts the changes to Chapter 240 of the Code of the Town of Cochection, entitled Zoning, based on the SEQR Negative Declaration Notice of Determination of Non-Significance.
2. The Town Board of the Town of Cochection hereby finds that the changes to Chapter 240 of the Code of the Town of Cochection, entitled Zoning, will not have a significant adverse impact on the environment.
3. Accordingly, the Town Board of the Town of Cochection hereby issues a Negative Declaration, pursuant to the provisions of the Environmental Quality Review Act, with respect to the proposed changes to Chapter 240 of the Code of the Town of Cochection.

ADOPTED: AYES: 5 NAYS: 0

SUPERVISOR MAAS

Councilperson Richardson, Grund, Schulman and Story

PUBLIC COMMENT:

No community members present.

At this time the Town Clerk presented the Tentative 2014 budget to the Town Board members. The Supervisor went over the lines in the General/Highway, Revenue lines, Sewer, Lighting and explained any increases or decreases to the board. There will be a budget workshop on October 17th. There was some discussion

PUBLIC COMMENT:

Linda Drollinger, had a question re: the Resolution passed earlier—Negative Declaration. Attorney Mannino explained that it was to comply with updated State Statue

MOTION: On motion by Councilperson Richardson, seconded by Councilperson Grund, the following motion was to allow the Ladies Aid from the Lake Huntington Presbyterian Church to hold their annual Election Bake Sale and Raffle. All present Board members voted in favor.

Town Board has set October 17, 2013 at 7:00 p.m. for the next budget workshop

MOTION: On motion of Councilperson Richardson, seconded by Councilperson Grund, the following motion was to adjourn this meeting. All voted in favor. Time 8:35 p.m.

Respectfully Submitted, _____
Hollye Schulman, Town Clerk