

A recessed meeting of the Town of Cochecton was held on November 2, 2016 at 7:00 PM at the Cochecton Town Hall.

The following members present:

Supervisor Gary Maas	Councilperson Anna Story
Councilperson Sean Nearing	Councilperson Edwin Grund
Councilperson Paul Salzberg	

Others present: Town Clerk Hollye Schulman and Richard Schulman

Meeting was called to order by Supervisor Maas with the pledge to the flag at 7:00 PM.

**MOTION:** On a motion of Councilperson Salzberg, seconded by Councilperson Grund, motion to go into executive session at 7:00 PM

Hollye Schulman was invited into the Executive Session.

**MOTION:** On a motion of Councilperson Salzberg, seconded by Councilperson Story, motion to come out of executive session at 7:20 PM.

While in Executive Session no decisions were made.

Supervisor Maas informed the board that several topics have come up since our last meeting and need to be discussed tonight.

**Roof Bid:** We accepted and awarded the bid to Lewis Meckle but upon further review realized he did not include fascia in his bid. When contacted he said he did not feel fascia was needed. The scope of work included fascia and the other bidder placed a bid on the entire scope of work including fascia. Gary contacted attorney Karen Mannino for guidance. Councilperson Grund feels that it would be unfair to rebid because the scope of work would still be the same and all bidders now know what bids were. This was discussed.

**MOTION:** On motion of Councilperson Grund, seconded by Councilperson Nearing, motion to contact Lewis Meckle to see if he would do the job according to the scope of work, including fascia for the bid amount of \$24,990. If so, then the award stays with him. If Lewis Meckle does not agree then the job will be awarded to Reeves Mountain Construction in the amount of \$29,803.

**APPROVED – AYES 5 NAYS – 0**

Supervisor Maas  
Councilpersons: Story, Grund, Nearing, and Salzberg

**Transfer Station:** Legislators and DPW received the letter that was sent regarding negotiations. Supervisor Maas stated that he heard the legislators feel it was very demanding. Gary will be contacted in a couple of days to negotiate a contract.

**Cooper-Arias:** RE: Audit - The town's previous agreement for auditing with Cooper-Arias has expired. The proposed fees will be \$11,750/\$12,000/\$12,250 for a 3 year period from 2016-2018.

**MOTION:** On motion of Councilperson Salzberg, seconded by Councilperson Nearing, motion to accept the proposed fees for auditing services from Cooper-Arias for the period 2016-2018.

**APPROVED – AYES 5 NAYS – 0**

Supervisor Maas  
Councilpersons: Story, Grund, Nearing, and Salzberg

**Security:** Mr. Beddick was contacted to provide an estimate to install security at the Highway department and the Town Hall. We should have information by our next board meeting.

**Solar:** Ed Sykes has 3 projects in his town at the Planning Board stage.

- Supervisor Maas informed us that when a company presents a solar project to the Planning Board, at that point they need to be notified to negotiate a PILOT otherwise they are tax exempt. This needs to be stressed to the Planning Board.
- The PILOT program, when negotiated by a town, would be awarded in 50% Town, 25% County and 25% School
- The IDA is trying to propose a uniform PILOT for all towns. They are looking at a breakdown of approximately 30% Town, 30% County and 40% school.
- Under IDA proposal, a 2 megawatt system on a 10 acre parcel would generate \$20,000 to be split. That's on a multi-million dollar plant facility. Supervisor Maas stated that we can generate the same amount of tax on 2 homes in our area.

**Sales Tax:** Town Supervisors went to the legislators meeting to discuss the sales tax sharing. Chairperson Luis Alvarez seems to want to push this discussion down the road. He stated that his priority is the County to which the supervisors stated that our towns are what makes up the county. Under the agreement with the prior Legislators, tax sharing would not kick in until the \$41 million mark was met.

**Building on 52 and Shortcut Rd.:** Rory and the tenant are completely out of the house. The bank took at least 5 dumpsters of garbage (that's besides the 5 dumpsters the town took about 2 months ago.) Gregg did a walk-thru and will report at our next meeting.

Hollye reminded the board that we have to make a resolution to re-levy expenses for the clean-ups onto the tax bill and send it to the county at the same time that we send the Budget and 3 copies of the budget have to be to the county by November 18.

Councilperson Nearing mentioned that Barbara Moran from farming and cooperative extension has a grant for signs for towns to inform people of entrance into an AG district. This could eliminate some issues with people purchasing property and then having issues with farming. Councilperson Grund asked if Real Estate Agents are required to inform a purchaser if the land is in a farming or AG district. Gary said he does not believe so but will check into it. Richard Schulman believes realtors are required to disclose an AG district and inform a purchaser of possible noise, dust, odor, etc.

Sean said that the Right to Farm law is a very good one, but there are portions that could be critiqued. The farming portion is great but when it comes to some places, the farms are unkempt. The aesthetic look has nothing to do with the law and the right to farm but in some instances it should be addressed.

Sean will request 12 signs to place in entrances to AG districts in our town.

**MOTION:** On motion of Councilperson Grund, seconded by Councilperson Salzberg, the following motion was to adjourn this meeting. All board members voted in favor. Time 8:12 PM

Respectfully Submitted, \_\_\_\_\_  
Margaret Richardson, Deputy Town Clerk  
Minutes were taken by Councilperson Anna Story