

A regular meeting of the Town of Cochecton was held on December 14, 2011 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 Gary Maas  
 Councilperson Larry Richardson  
 Councilperson Edwin Grund  
 Councilperson Richard Schulman  
 Councilperson Anna Story

**OTHERS PRESENT:**  
 Hollye Schulman –Town Clerk  
 Brian DuBois – Highway Superintendent  
 Sharron Cardone –Planning Board Chair  
 John J. Keating –Attorney entered at 7:40 p.m.  
 Gregg Semenetz –CEO

**BID OPENING UNSAFE BUILDING**

Town Clerk mentioned that the legal notice was placed in both newspapers.

Only one bid received from J. Hughson Excavating, Inc. in the amount of \$4,800.00

**RESOLUTION # 66**

**ACCEPT THE BID SUBMITTED BY J. HUGHSON EXCAVATING, INC.**

On motion of Councilperson Richardson, seconded by Councilperson Grund, the following resolution was WHEREAS, the Town of Cochecton has notified the owner of property known as SBL # 12.-1-35 that there was an unsafe building on said property, and advised that it be removed, however not having heard anything from the property owner, and

WHEREAS, the Town Board along with the Code Enforcement Officer determined the structure was unsafe and a danger to the public and having advertised for bids to have the structure removed, and

WHEREAS, a bid submitted by J. Hughson Excavating, Inc. in the amount of \$4,800.00 to demolish and remove as specified in the legal notice, and

NOW THEREFORE BE IT RESOLVED, that the bid submitted by J. Hughson Excavating, Inc. is hereby accepted for the removal of said structure

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

Supervisor Maas  
 Councilpersons Richardson, Grund, Schulman and Story

**RESOLUTION # 67**

**FY 2011 BUDGET CORRECTION SEWER**

On motion of Councilperson Grund, seconded by Councilperson Schulman, the following resolution was WHEREAS, the COCHECTON TOWN BOARD when adopting the FY 2011 Sewer Budget put \$3,150.00 in line SS 9010.800 ( NYS RETIREMENT SYSTEM) and whereas retirement costs exceeded that line by \$502.39 and now therefore,

BE IT RESOLVED that budget line SS 9010.800(NYS RETIREMENT SYSTEM) be increased \$502.39 to read \$3,652.39 and line SS 1903.400 (JUDGEMENT AND CLAIMS) is hereby decrease by \$502.39 to read \$1,497.61

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

Supervisor Maas  
 Councilpersons Richardson, Grund, Schulman and Story

**RESOLUTION # 68**

**FY 2011BUDGET CORRECTION TOWN HALL CONTRACTUAL**

On motion of Councilperson Schulman, seconded by Councilperson Richardson, the following resolution was WHEREAS, the COCHECTON TOWN BOARD when adopting the FY 2011 Town Budget put \$25,000.00 In line A 1620.400 (TOWN HALL CONTRACTUAL) and whereas costs have exceeded that line by approximately \$3,000.00 and therefore

BE IT RESOLVED that budget line A1620.400 (TOWN HALL CONTRACTUAL) be increased \$4,000.00 to read \$29,000.00 and line A 1990.400 (MISC. CONTINGENCY ACCOUNT) is decrease by \$4,000.0 to read \$3,800.00

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

Supervisor Maas  
 Councilpersons Richardson, Grund, Schulman and Story

**MOTION:** On motion of Councilperson Grund, seconded by Councilperson Schulman, the following motion was to approve the minutes from November 9, 2011, and be approved as submitted. All voted in favor.

**MOTION:** On motion of Councilperson Grund, seconded by Councilperson Schulman, the following motion was to approve the bills on Abstract # 12 in the following amounts:

General Account	Voucher #'s 554-579	\$42,282.52
Debit Card Account	Voucher #'s 580	\$1,067.51
Sewer Account	Voucher #'s 581-584	\$6,149.39
Lighting District Account	Voucher # 585	\$587.59
Highway Account	Voucher #'s 586-600	\$131,786.47

Claim #'s 544, 572, 575 and 580 are noted as splits between funds, same voucher.  
 Prepaid claims were paid on 11/14/11, and 12/8/11  
 All voted in favor.

**CORRESPONDENCE:**

Letter from Time Warner Cable – channel changes  
 SCDPW – Snow and ice watch beginning 11/21/11  
 Cornell Co-operative Extension – monthly bulletin – Poinsettia sale  
 Risk Management – Rep. David Bloodgood was here and checked to make sure the town was in compliance  
 Letter from the State – asking for a copy of the Town's Code of Ethics  
 Laberge Group – can offer assistance re: damage from Hurricane Irene and Tropical Storm Irene for FEMA  
 Gerry Foundation has chronicled what they have accomplished in the last 10 years  
 DEP – information re: Inspection of Kassen's Pond and repairs that are needed  
 SLAC will be holding a holiday gathering on 12/16/2011 at 10:00 at the Ted Stroebele building  
 Sullivan County advising town of charge backs of .approximately \$30,600.00  
 ??? GASBY  
 UDC – Bill Douglas retiring after 23 years  
 Rosemary Manaseri – letting the town know what projects are proposed for the Solly Katzoff Park  
 Councilperson Richardson asked about signs for the park – are there any special requirements? CEO not under codes, but rather under Town Law certain requirements  
 Letter advising that Steve Schieble has a lien against his property of \$450.00 resulting from the judgment when he sued the town (he is trying to refinance)  
 Engineering Properties – asking to continue representing the town as the Town Engineer for 2012  
 Letter from Attorney to continue representing the town in 2012  
 Letter from Tony Leone to continue as Board of Assessment Review member  
 Mike Attianese to continue to represent the town on the Zoning Board of Appeals

**PUBLIC COMMENT:**

Jane Roth, wanted to thank the Town Board for authorizing the Zoning Advisory Committee, it is a lot of hard work, won't be easy to see what zoning to keep the town safe.  
 Councilperson Richardson mentioned that the committee will end as of December 31, 2011. The Town Board can certainly vote to continue the committee.  
 No one else wished to comment.

**COMMITTEE REPORTS:**

**Zoning Advisory Committee:** Allan Rubin read his report; a copy is on file at the Town Clerk's office if anyone wishes to view it  
 Peter Grosser, gave an oral report. He doesn't see much hope for continuing the committee, as there is no give and take. At least the committee is still talking. The report by Pauline Johnson is also on file at the Town Clerk's office if anyone wishes to view it  
 Councilperson Schulman read an article some drilling companies were using ingredients in their formula that are biodegradable. Peter Grosser mentioned that some gas companies in Canada were using propane as a fracking ingredient. Councilperson Schulman replied that was enough to mess up the water supply.  
 Allan Rubin mentioned that they are not using this anywhere  
 CEO Gregg Semenetz mentioned there are 4 wells in PA where they are using biodegradable fluids in fracking

**Youth commission:** (Councilperson Grund) reported on the Christmas party held on Dec. 10<sup>th</sup> at the Fire House – 43 children attended, he also mentioned there will be skiing in January, and a trip to Great Wolf Lodge in March.

**Office of the Aging** (Councilperson Schulman) reported there was a meeting but he could not attend, he did call to see if there were any handouts that he could pick up, but didn't get a call back. There will be no meetings in January and February 2012

**Web Site:** (Councilperson Story) made updates to the web site as necessary, removed and added information to the News alert, also added meeting minutes to the web site. Still waiting for Planning Board minutes from May to present

**DEPARTMENT HEADS:****SUPERVISOR:** (Gary Maas)

1. Monthly Financial Report
  - Bank Information:
  - Deposited \$100.00 UDC check
  - Deposited \$1,325.00.00 Judicial fees
  - Deposited \$,2,780.00 Judicial fees
  - Deposited \$782.63 Town Clerk fees
  - Made transfers as needed
2. Activity
  - FEMA Meeting with Brian and John C. Rights
  - Called Just In Time Construction on concluding the town hall project
  - Meetings & calls with Bob Meyer, DPW, Highway Superintendent, Ethan Cohen
  - Made deposits and transfers as needed

**Supervisor’s report continues:**

3. Contractual

CONTRACTUAL		\$5,500.00	
Abstract #1		\$5,500.00	BALANCE
Abstract #2	\$701.54	\$4,798.46	BALANCE
Abstract #3	\$457.34	\$4,341.12	BALANCE
Abstract #4	\$111.71	\$4,229.41	BALANCE
Abstract #5	\$850.35	\$3,379.06	BALANCE
Abstract #6	\$268.74	\$3,110.32	BALANCE
Abstract #7	\$130.74	\$2,979.78	BALANCE
Abstract #8	\$320.91	\$2,658.87	BALANCE
Abstract #9	\$99.54	\$2,559.33	BALANCE
Abstract # 10	\$126.56	\$2,432.77	BALANCE
Abstract # 11	\$826.17	\$1,606.60	BALANCE
Abstract # 12	\$101.89	\$1,504.71	BALANCE

It cost 73% for FEMA wages. Called Justin (Just In Time Contractor) finishing work, the electrical inspection was completed. New truck for the Highway Dept. was delivered and paid for last Friday. Supervisor also explained the debit card expenditures

**HIGHWAY SUPERINTENDENT:** (Brian DuBois)

- Submitted a written report: Repairs and maintenance as needed
- Mohn Road- driveway pipe 15” X 30’ poly
- Rauch Road – driveway pipe 12” x 26’ steel
- No maintenance signs were put up
- Ice control sand - delivered by Myers
- Contractual Balance: \$292.90

Highway Superintendent also mentioned that he had the new truck undercoated and side boards attached, turned in plates for truck # 33. Sullivan County DPW wanted him to certify inventory of roads, but upon reading the info, it was dated 2010 so he made a trip to Monticello to certify the proper road inventory for the Town of Cochecton. Will replace the road sign on Devils Road

Incoming Highway Superintendent Kevin Esselman asked to advertise for a seasonal part-time worker on call as needed

**RESOLUTION # 69**

**AUTHORIZE TOWN CLERK TO PLACE HELP WANTED FOR SEASONAL PART-TIME HIGHWAY WORKER**

On motion of Councilperson Richardson, seconded by Councilperson Grund, the following resolution was RESOLVED, that the Town Clerk place a help wanted ad in both newspapers for part-time seasonal highway worker

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

Supervisor Maas

Councilpersons: Richardson, Grund, Schulman and Story

Incoming Highway Superintendent also has a plan for clearing the town hall parking lot; did not say what the plan was

Councilperson Richardson mentioned that the Highway Agreement form 284 to spend town funds must be submitted in January

Supervisor Maas thanked Highway Superintendent Brian DuBois for the good job he has done for the town the last 12 years. It is one of the toughest jobs. Councilperson Richardson also thanked Brian; he was the easiest Highway Superintendent to work with. He has served the town well.

**TOWN CLERK:** (Hollye Schulman)

- Submitted a written report, collected \$1,714.71 in fees for November
- I took care of the regular duties of the Town Clerk
- I attended the OSTCA meeting November 16, 2011 held in Middletown, the guest speaker was Jim O’Connor from the NYS DOH. He spoke about the new marriage forms, death records and birth records. As always he is most helpful and if he doesn’t have an answer to your question, he will find out and let you know in a matter of days. I also picked up election materials and returned them after the election.
- The UDC check # 2114 in the amount of \$100.00 received 11/28/2011 and turned over to the Supervisor on 11/28/2011
- I issued 3 permanent handicapped parking permits and one temporary in the month of November
- I also had several request for birth, marriage and death information. I also, received a request for the census records from 1890 thru 1950 for the Town of Cochecton. I have sent this request to the Historian and hopefully he will be able to research and provide the figures. I also provide telephone # for different departments in Sullivan County: such as Solid Waste, Western Transfer Station, County Clerk etc. There are still persons asking about their school taxes.
- Contractual balance: \$2,100.42

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

- Submitted a written report:
- Worked 80 hours, traveled 529 miles, issued 5 permits, no renewals, no C of O's, no notice of disapproval, 6 municipal search letters, no appearance ticket
- Revenues \$1,648.68, expenses \$467.14
- Contractual Balance: \$667.90

November was a busy month for fees, but December fees are way down. He also thanked the Highway Superintendent for his and the Highway workers doing the site work for the town hall, it saved the town money and the project could not have been done without Brian and his crew. He kept the project moving forward.

**TAX COLLECTOR:** (Eileen Hennessy) not present

Submitted a written report: balance in checkbook \$0.09 and she worked 8 hours in November

Contractual balance: \$1,727.76

Inserts for the Tax Bills will be done in house.

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

No report. (On Thursday there was a report on the web site; which was sent at 10:01 p.m. on Tuesday. Since I'm not in the office on Wednesdays I got it too late for the board meeting)

Councilperson Richardson mentioned that K.C. is doing a great job of looking up the history of the town, but he wonders if he is keeping up with current events

**TOWN ATTORNEY:** (John J. Keating)

- Attended monthly meetings
- Prosecute Justice Court matters
- Worked on unsafe building matters

Attorney will look over the internet policy and give the Town Board his input for the December 28th year end meeting

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

Supervisor went over her report:

Old Business:

1. Field review of sales and new construction continues
2. Our local Newburgh Office of Real Property Services will not be moving for the time being. As of my last meeting there on November 18<sup>th</sup>, we were informed that decision

New Business:

1. I attended a meeting at ORPS in Newburgh on November 18<sup>th</sup>, at that time we were advised on the program changes and maintenance aid for municipalities wanting to do a reassessment

Contractual balance: \$259.10

**PLANNING BOARD CHAIR:** (Sharron Cardone)

- Since no quorum there was no official meeting or minutes were done --Only Earl Bertsch, Jim Crowley, myself and the Secretary Lauren Bunch were present. Approval of prior meeting will be done at next meeting in December
- Earl Bertsch – was appointed by the Town board to be a member of an advisory board regarding gas drilling. The first meeting was Friday 11/11/11. Earl made a brief statement regarding this 11/11/11 meeting. He mentioned that this meeting was the first of 4 meetings to be held by the end of December, next meeting is 11/25, then 12/9 and 12/16. The board consists of 6 regular members and 6 alternates out of which there are 3 that are pro drilling and 3 that are against drilling – the alternates are split up the same way.
- The pro drilling members are Earl Bertsch, Pauline Johnson and Peter Grosser and their alternates are Dennis Nearing, Tom Bonanza and Sue Antinatti. The anti drilling members are Alan Rubin, Grace Van Hulsteyn and Michael Lebron– Earl was not sure of whom their alternates are yet.
- First meeting everyone gave a little speech about who they were, where they were from and their background. It was determined that the meeting is open to the public but only the members or if they are not in attendance then their alternates can talk. The Public is only there to listen
- Earl mentioned that members want to have heavy industry banned in the town and that this would then solve the problem with drilling. Earl wants a definition of what exactly Heavy industry is. Once well is completed and running no longer have trucks going up and down roads 24 hrs a day and no more equipment is being used. Would this operation once well is drilled still be considered heavy industry?
- Members of the board are not there to try and convince the opposing members to change their opinions whether to or against drilling but they are supposed to work together to come up with solutions to help understand and if possible ways to have safe drilling in our Town – this is of course if the town board doe not ban it in the first place.
- Members are to come back at the next meeting with Information and items to discuss on the drilling – this includes any articles they may come across whether pro or con on the drilling issues
- Our unofficial meeting was closed.

Since the last Town Board Meeting Lauren Bunch has not gotten in touch with Councilperson Story re: the Planning Board minutes from May to present. They cannot be put on the web site the way they are scanned because they come out crooked and there are spelling errors.

Sharron Cardone has requested to attend the NYS Association of Towns in February. The Town Board has decided to allow her to attend the Association of Towns in 2012 from February 19-22. She will need to bring the vouchers by year-end meeting or re-org. meeting as payment is required by mid- January. Councilperson Richardson doesn't feel the town gets much out of the Association of Towns Meetings. However he is willing to let her attend, but would like to have her tell the board how the town benefits. Councilperson Story felt the same way as Councilperson Richardson, and also asked that Sharron bring something back that benefits the town.

**RESOLUTION # 70**

**ALLOW THE PLANNING BOARD CHAIR TO ATTEND THE ASSOCIATION OF TOWNS CONFERENCE IN FEBRUARY 2012**

On motion of Councilperson Richardson, seconded by Councilperson Grund, the following resolution was RESOLVED, that the Planning Board Chair is hereby authorized to attend the Association of Towns Conference in February 2012 from the 19-22

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

Supervisor Maas

Councilpersons: Richardson, Grund, Schulman and Story

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

Submitted a written report:

Average flow of 51,585 gallons per day for month of November

Obtained 90% C.B.O.D. and 75% T.S.S. removal for November

Spent a total of 68 hours attending to sewer district affairs in November

Expenditures \$980

Contractual Balance: \$11,465.56

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

Submitted a written report –worked 8 hours, traveled 22 miles

Contractual Balance: \$500.24

**UDC:** (Larry Richardson)

- Submitted a written report:
- The Upper Delaware Council held its regular meeting on Thursday December 1. Various committee reports were presented.
- Executive Director William E Douglass announced that effective January 1, 2012 he is retiring from the Upper Delaware Council after 23 years having started in March of 1988. Following an executive session near the end of the regular meeting, a resolution was approved appointing Laurie Ramie as Acting Executive Director. Her added responsibilities were to begin effective December 5.
- NPS Superintendent McGuinness introduced his boss Gay Vietzke; Deputy Regional Director for Parks Operations, and the Associate Regional Director for Natural Resources and Science Rick Harris.
- Caught up in the current budget crunch, the NPS has been told to reduce its expenditures by 3%. McGuinness reviewed the reduction in staffing as a result of loss in funding.
- Not surprising the DRBC representative reported that the NYC reservoirs are unusually high for this time of year. Some of us voiced our concern that their levels do not allow for any storage in the event of heavy precipitation.  
Actions taken:
- Voted down a draft letter to the DEC addressing deficiencies in the dSCEIS proposals. It was later moved to return the draft letter to committee for further review.
- Approved a resolution to engage Attorney John Keating for legal work within the New York courts and Attorney Jeffrey Clemente for the Pa courts.
- Approved a resolution appointing Laurie Ramie as Acting Executive Director
- Accepted the recommendation of the Nominating Committee for officers in 2012: Nadia Rajsz as Chairman, Scott Rando as Vice Chairman and Jack Niflot as Secretary/Treasurer.
- Approved action taken in the Operations Committee to change health insurance carrier for staff from Empire State BC/BS (no longer offering coverage effective April 2012) to MVP.

Councilperson Richardson also mentioned that the UDSB project is moving forward with a feasibility study for the Information Center. There will be office and storage space for both the UDC and Fort Delaware as well

**TOWN BOARD:**  
**(Councilperson Story)**

Nothing to report at this time

**(Councilperson Schulman)**

Nothing to report at this time

**(Councilperson Grund)**

Nothing to report at this time

**(Councilperson Richardson)**

Mentioned he could not find anyone to laminate the map. Supervisor Maas said he would look into seeing if he could find something to help preserve the map

**(Supervisor Maas)**

Door at the Old Town Hall needs the insulation replaced. Wondered who notified the fuel supplier when the tanks at the old town hall are in need of filling.

**OLD BUSINESS:**

1. New Town Hall –landscaping – will be done in the spring
2. MMFT update – update today copy of response – Town Board to review and approval by December 28, if the FSEIS is received
3. Pull off Rte. 97 for Upper Delaware Scenic Byway

**NEW BUSINESS:**

1. Old Town Hall Garage – insulation – covered already
2. Plowing parking lot – covered already
3. NYMIR review – covered already
4. Garage Old Town Hall ceiling – pending
5. Internet Policy –discussed and pending
6. Fire Extinguishers for the New Town Hall – Supervisor said the CEO said there needs to be three for this building – he will see about the fire extinguishers

**PUBLIC COMMENT:**

Incoming Highway Supervisor Kevin Esselman, asked to have a help wanted for seasonal worker on call part-time placed in the newspaper –done under resolution # 69. Wanted to know who would do the interviews. He should since the person would be working under his supervision

**MOTION:** On motion of Councilperson Richardson, seconded by Councilperson Story, the following motion was to have the Town Clerk place a legal notice in both newspapers for the Reorganizational meeting January 2, 2012. when posting the schedule for meetings and notice for vendors for 2012. All voted in favor

**MOTION:** On motion of Councilperson Richardson, seconded by Councilperson Grund, the following motion was to recess this Town Board meeting until December 28, 2010 at 7:00 p.m. Time 9:12 p.m. All voted in favor.

Respectfully Submitted,  
Hollye Schulman, Town Clerk