

REGULAR MEETING of the TOWN OF ROCKLAND was held on **March 21st, 2024** at 7:00 PM with the following members:

PRESENT: SUPERVISOR ROBERT EGGLETON
COUNCILPERSON PETE DEVANTIER
COUNCILPERSON ANDREW McRELL
COUNCILPERSON CHRISTINE ROUTLEDGE
ABSENT: COUNCILPERSON EDWIN EDWARDS

OTHERS PRESENT: Marinella Di Vita, Town Clerk, Christopher Bury, Water and Sewer Superintendent, Roger Decker, Highway Superintendent, Glenn Gabbard, Code Enforcement, Ken Klein, Town Attorney & members from the public.

APPROVAL OF MINUTES

A Motion was made by Mr. DeVantier seconded by Mr. McReIl to approve the minutes from the March 7th, 2024 board meeting

LL1 - 2024 Public Hearing

-This aforesaid local law imposes adds language to paragraph B of section 180-23 of the Code of the Town of Rockland, entitled Water Service, authorizing the Town Board to establish by resolution from time-to-time a charge for each occasion on which, upon request of the Town, a consumer does not give access to a premises upon which a water meter is intalled for the purpose of allowing the Town to inspect such water meter.

-Motion to open public hearing at 7:05 PM made by Mrs. Routledge and seconded by Mr. McReIl

-Supervisor Eggleton began public hearing with asking for comments from the public

-Sheila Shultz asked why this law is being put in place? Supervisor Eggleton responded with many people have not allowed us into their homes to have these placed and it is mandatory that we do so

-Donna Bowers asked if it costs money to have them replaced? Supervisor Eggleton responded that the Town pays for all the meter heads they just need to have permission to enter home to swap them out for the old ones.

-Sheila Shultz asked what the price will be if people don't let the Town change out the meters and she also asked if the people who are bypassing the meters (stealing water from the town) going to be charged as well? Supervisor Eggleton responded that the board has not come out with the exact amount of what the penalty will be, however, it needs to be enough for the residents to allow us in the residents, and for those who have bypassed the meters they are violating a law and will be charged as well.

A motion was made by Mr. DeVantier and seconded by Mr. McReIl to close public hearing at 7:12 PM

Condemnation of Willowemoc Motel Public Hearing

-A motion was made by Mr. McReIl and seconded by Mrs. Routledge to appoint Mr. DeVantier as a hearing officer for the unsafe building (26.-1-8; 106 Debruce Road)

-Hearing began with Code Enforcement Officer, Glenn Gabbard, showing a presentation to the Town Board and the public of the conditions of the Willowemoc Motel, which is dilapidated, vandalized and has extreme flood damage from previous floods in the surrounding area. He explains that in order for this structure to be viable again, it must be elevated 2 FT to the legal flood plain elevation level according to NYS standards and the standards of the Town of Rockland's code

-Supervisor Eggleton asked if there is anyone from the current property owner or someone that has interest in this motel

-Richard Baun, representing Santorini Beach Motel, mortgage holder spoke.. Hearing notice was served on my client and when I spoke with Attorney Ken Klein I asked if we could preserve the structure and defer the decision to tear the building down. If there would be some specific suggestions that the Town could allow us to secure the building before taking it down. We could foreclose or sell but in the mean time, if you would allow to secure the structure before deciding to tear it down. Some inquiries about purchasing this property have been made, however, we have limited options because we only hold a mortgage. We would ask for 30 days to make it safe in the short term, that will certainly be enough time to make this structure safe.

-Glenn Gabbard says to Mr. DeVantier, Hearing officer for the condemned building, that the only way that the Code Enforcement would accept of this is if they put a permanent chain link fence 8 ft high and/or boarding up all windows with half inch plywood including second floor windows, and debris that has been spread around by vandals.

-Ken Klein says the process for the Town would be that the hearing officer makes finding and recommends them to the board and then the board needs to ratify them before taking any further action. Richard, if you can get a commitment from your client to one of the options Mr. Gabbard has presented that would put the board in a position to respond to your request.

-Sheila Shultz asked if the taxes have been paid and if it does get rehabilitated is there any grand fathering protection in regards to the flood plain?

-Supervisor Eggleton says the taxes have been delinquent for 2 years now and there are no grand fathering protection, they would have to elevate the building in order to meet the standards and get it up to code.

-Donna Bowers says there are so many other buildings in the Town of Rockland that are in bad shape

A motion was made by Mr. McRell and seconded by Mrs. Routledge to close the condemnation hearing at 7:29 PM

CORRESPONDENCE

- Association of Towns finance school May 14 & 15th
- Revised standing committees for Sullivan County Legislature
- Sullivan County Economic Partnership Breakfast at the KartRite Hotel April 10th, 8AM-12PM seminar on economic development for planning and zoning boards

OLD BUSINESS

- NY Forward Grant Choice Words

RESOLUTION #28 - 2024 Choice Words

A Motion was made by Mrs. Routledge and seconded by Mr. McRell with all in favor to move forward with the final independent contractor agreement with Choice Words.

- Solar Liberty CESAR was favorable and screening analysis was successful for the Fishman Road property, still waiting for Supervisor Frank DeMayo from Town of Liberty to see if they are on board with this project since it is in the Town of Liberty.

NEW BUSINESS

- Appoint member for planning board

RESOLUTION #29- 2024 Elizabeth Williams - Planning Board

A motion was made by Mr. McRell seconded by Mrs. Routledge with all in favor to appoint Elizabeth Williams to the Town of Rockland's Planning Board for 3 Years

- Looking to spend up to \$1,000 on new cameras for the Town of Rockland Town Hall
- Trout Unlimited Letter to resident from the Town of Rockland. Sending letter to owner of 196 Debruce Road to allow Trout Unlimited and the Town of Rockland to access water for restoration on March 29th for 1 hour
- Adopt Local Law #1-2024

RESOLUTION #30- 2024 Adoption of Local Law #1-2024

A motion was made by Mr. McRell seconded by Mrs. Routledge with all in favor to adopt Local Law #1, "A local Law amending section 180-23 of Chapter 180, entitled water service, of the code of the Town of Rockland"

DEPARTMENT HEADS:

Roger Decker- Highway Superintendent -Brush cutting up on Back Shandalee, looks really good. We need a new trailer for the Roller.

Chris Bury- Water and Sewer Superintendent -Truck was sent to Robert Green for a part that connected to the transmission, Robert Green fixed it under warranty. A few projects in April and May, getting ready for spring. Hydrant flushes coming up in April.

APPROVAL OF BILLS

On a motion of Mrs. Routledge seconded by Mr. DeVantier the following resolution was ADOPTED - VOTE - RESOLVED to approve the bills on abstract #6 March 21st, 2024 in the following amounts:

General	117-138	\$11,971.05
Highway	96-117	\$55,123.40
Liv.Manor Water	52-59	\$3,057.69
Liv.Manor Sewer	43-54	\$11,218.99
R R Water	49-55	\$920.68
Roscoe Sewer	44-50	\$2,024.80
LML	5	\$1,778.28
RRL	4	\$57.79
HAZ	3	\$51.69

Public Comment -

Mr. Hendrix asked about the location of the solar project and what is choice words?

Damien Fletcher asked about power lighting in Roscoe?

Executive session - personnel

Motion was made by Mr. DeVantier and seconded by Mr. McRell to go into executive session at 7:57 PM

Motion was made by Mrs. Routledge and seconded by Mr. DeVantier to come out of executive session at 8:17 PM

- Hire Gregory Feeney Jr. Twin Village Golf Course

RESOLUTION #31- 2024 Greg Feeney Jr. - Parks Maintenance Supervisor

A motion was made by Mrs. Routledge seconded by Mr. DeVantier with all in favor to hire Greg Feeney Jr as the Town of Rockland’s Parks Maintenance Supervisor for the Twin Village Golf Course at a salaried amount of \$45,000

- Hire a Laborer

RESOLUTION #32- 2024 Laborer

A motion was made by Mr. DeVantier seconded by Mrs. Routledge with all in favor to hire a part time laborer at \$18 an hour not to exceed 29 hours a week

Club house and lease agreement to be established at next meeting

ADJOURNMENT - On a motion of Mr. McRell seconded by Mrs. Routledge and carried, the meeting was adjourned at 8:29 PM

Respectfully submitted,
Marinella Di Vita
Town Clerk