

REGULAR MEETING of the TOWN OF ROCKLAND was held on November 20th, 2025 at 7:00 PM with the following members:

PRESENT:	SUPERVISOR	ROBERT EGGLETON
	COUNCILPERSON	CAROLE EDWARDS
	COUNCILPERSON	PETER JR DEVANTIER
	COUNCILPERSON	CHRISTINE ROUTLEDGE
ABSENT:	COUNCILPERSON	ANDY MCRELL

OTHERS PRESENT: Marinella Di Vita, Town Clerk, Christopher Bury, Water & Sewer Superintendent, Jennifer Grossman, Chairperson Planning Board & other members from the public

Pledge of Allegiance

- **Bid opening 7 PM (only 1 bid submitted) Demo 222 Main Street (49.-3-5) & 41 Riverside Drive (35.-2-4.2), Tweedie Construction sent in some numbers for both demolitions. To demolish 222 Main St \$34,450 and to demolish 41 Riverside Dr \$98,620.**

Public Hearing 7 PM – Local Law #2

Public Hearing was opened shortly after the bid opening. Supervisor Eggleton begins public hearing by reading a letter of Support from Trout Unlimited. The Local Law Public Hearing was left open due to the 239 Review not being completed from the County. This discussion will be continued at the December 4th board meeting.

Public Hearing 7:15 PM – Emergency Repair RSTP

Supervisor Eggleton opened the public hearing for the emergency repair at the Roscoe Sewer Treatment Plant at 7:06 PM with information regarding the clarifier not being repairable, explaining how an emergency repair would need to be put into place. This repair would take place in the summer of 2026 and emergency funding will need to be used to get this process moving along. The request for qualifications were opened on November 20th at 12 PM, Delaware Engineering was the only one submitted.

Public Comment

Member from the public – How will this affect the water in Roscoe since the clarifier is down at the moment

Supervisor explains that the one clarifier is broken however the second clarifier is still working but is doing the job for both of the clarifiers at the moment

Member from the public – I remember when the plant was built so I have to ask did the clarifier live its life to the fullest?

Bill Brown (Engineer) – Yes, absolutely. At a 40 year mark, I would definitely say so. These realistically have a lifespan of about 25 years so at 40 years that's pretty wonderful.

Supervisor – Servicing has been done to the clarifier that is currently working, we've had it pumped and cleaned to make sure that its working at it's best ability.

Brian McPhillips (legislature) – There are other options if that clarifier breaks as well. There are temporary clarifiers the town can purchase to provide the same service that the clarifiers are producing right now in case something does happen to the one that is currently working.

Close Public Hearing – A motion was made by Councilperson Edwards and seconded by Councilperson DeVantier to close the RSTP Public Hearing at 7:11 PM

RFQ's – upgrades to RSTP

RESOLUTION #138 - 2025 Hire Delaware Engineering

A motion was made by Councilperson DeVantier and seconded by Councilperson Edwards with all in favor to hire Delaware Engineering for the emergency clarifier repair and upcoming RSTP upgrades.

- **SEQR Type 2 Action**

RESOLUTION # 139- 2025 Designating RS District Emergency Clarifier Rehabilitation Project a SEQRA Type II Action

RESOLUTION OF THE TOWN OF ROCKLAND DESIGNATING THE ROSCOE SEWER DISTRICT EMERGENCY CLARIFIER REHABILITATION PROJECT A SEQRA TYPE II ACTION

WHEREAS, The Town of Rockland received a Notice of Violation (NOV) issued by the New York Department of Environmental Conservation (NYSDEC) on September 11th, 2025, requiring that an out-of-service secondary clarifier at the Roscoe Wastewater Treatment Plant be repaired immediately; and

WHEREAS, The Town of Rockland is applying for emergency funding from the NYS Environmental Facilities Corporation (NYSEFC) to perform said repairs ; and

WHEREAS, 6 NYCRR Part 617.5(c)(1) identifies the “maintenance or repair involving no substantial changes in an existing structure or facility”, as a Type II action under SEQR and has been predetermined not to have a significant impact on the environment and is, therefore, precluded from environmental review under Environmental Conservation Law Article 8; and

WHEREAS, 6 NYCRR Part 617.5(c)(42) also identifies “emergency actions that are immediately necessary on a limited and temporary basis for the protection or preservation of life, health, property or natural resources” as a Type II action under SEQR;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the foregoing;

The Town of Rockland hereby determines that the proposed “Roscoe Sewer District Emergency Clarifier Rehabilitation Project” is a Type II action and is, therefore, not subject to further review under 6 NYCRR Part 617; and

The Town Supervisor is hereby authorized to sign any applications or agreement required by NYSEFC that results from the application.

A motion was made by Councilperson Routledge and seconded by Councilperson Edwards with all in favor of the resolution stated above.

RESOLUTION # 140- 2025 Increase & Improvement of Facilities of the Roscoe Sewer District

Offered By: Councilperson DeVantier

Seconded By: Councilperson Edwards

RESOLUTION AND ORDER AFTER PUBLIC HEARING

WHEREAS, the Town Board of the Town of Rockland (herein called the “Town”), in the County of Sullivan, New York, on behalf of the Roscoe Sewer District (herein called the “District”), in the Town, has caused Delaware Engineering, D.P.C., engineers duly licensed by the State of New York (the “Engineer”) to prepare a preliminary map and plan and estimated of cost for the increase and improvement of facilities of the District, consisting of the rehabilitation of a failed clarifier, including ancillary and related work in connection therewith, as described in

the report prepared by the Engineers dated October 31, 2025, entitled “Roscoe Sewer District Emergency Clarifier Rehabilitation,” and pursuant to the direction of the Town, the Engineer has completed and filed with the Town Board such preliminary map and plan and estimate of cost for said increase and improvement of facilities of the District and has estimated the cost thereof to be \$301,500; and

WHEREAS, it is expected that all or part of the cost of the project described herein may be financed through the New York State Environmental Facilities Corporation (EFC) State Revolving Fund (SRF), and any such grant funds received are authorized to be used to pay a part of the cost of such project, or to pay debt service related thereto; and

WHEREAS, the Town Board adopted an Order describing in general terms the proposed increase and improvement of facilities, specifying the estimated cost thereof, and stating the Town Board would meet to hear all persons interest in said increase and improvement of facilities on November 20th, 2025 at 7:15 PM (Prevailing Time) at the Town Hall, 95 Main Street, Livingston Manor, New York; and

WHEREAS, a Notice of such public hearing was duly published and posted pursuant to the provisions of Article 12 of the Town Law and other applicable law; and

WHEREAS, such public hearing was duly held by the Town Board on this 20th day of November, 2025 at 7:15 P.M. (Prevailing Time) at the Town Hall, 95 Main Street, Livingston Manor, New York, with considerable discussion on the matter having been had and all persons desiring to be heard having been heard, including those in favor of and those in opposition to said increase and improvement of such facilities; and

WHEREAS, the Town Board has given due consideration to the impact that the increase and improvement of the facilities of the District may have on the environment and has complied in every respect with all applicable federal, state and local laws and regulations regarding environmental matters, including compliance with the New York State Environmental Quality Review Act, constituting Article 8 of the Environmental Conservation Law, and has made a final determination that the project is a Type II project pursuant to SEQRA;

Now, therefore, on the basis of the information given and received at such hearing, it is hereby

DETERMINED, that it is in the public interest to increase and improve the facilities of the District as hereinabove described, at the estimated maximum cost of \$301,500; and it is hereby

ORDERED, that the facilities of the District shall be so increased and improved and that the Engineer heretofore retained by the Town Board shall prepare plans and specifications and make the assistance of the Town Attorney or the attorney for the District, which plans and specifications, estimate and proposed contract shall be presented to the Town Board as soon as possible; and it is hereby

FURTHER ORDERED, that the expense of said increase and improvement of facilities shall be financed by the issuance of \$301,500 bonds of the Town, and the costs of said increase and improvement of facilities, including payment of principal of and interest on said bonds, shall be paid by the assessment, levy and collection of assmemements upon the several lots and parcels of land withing the District, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same to pay the principzal of and interest of said bonds; and it is hereby

FURTHER ORDERED, that the Town Clerk record, or cause to be recorded, a certified copy of this Resolution and Order After Public Hearing in the office of the Clerk of Sullivan Count within ten (10) days after adoption thereof.

A motion was made by Councilperson DeVantier and seconded by Councilperson Edwards with all in favor to accept the resolution stated above.

The adoption of the foregoing Resolution and Order was duly put to a vote on roll call, which resulted as follows:

Supervisor Robert Eggleton	YES
Councilperson Peter DeVantier	YES
Councilperson Carole Edwards	YES
Councilperson Andrew McRell	YES
Councilperson Christine Routledge	YES

The Resolution and Order was declared adopted.

RESOLUTION #141 – 2025 BOND RESOLUTION

BOND RESOLUTION OF THE TOWN OF ROCKLAND, NEW YORK, ADOPTED NOVEMBER 20th, 2025, APPROPRIATING \$301,500 FOR THE INCREASE AND IMPROVEMENT OF FACILITIES OF THE ROSCOE SEWER DISTRICT, AND AUTHORIZING THE ISSUANCE OF \$301,500 SERIAL BONDS OF SAID TOWN TO FINANCE SAID APPROPRIATION

Offered By: Councilperson DeVantier

Seconded By: Councilperson Edwards

WHEREAS, following preparation of a map and plan and estimate of cost for the increase and improvement of facilities of the Roscoe Sewer District (herein called the “District”), in the Town of Rockland (herein called the “Town”), in the County of Sullivan, New York, and after a public hearing duly called and held, the Town Board of the Town determined that it is in the public interest to increase and improve the facilities of the District, and ordered that such facilities be so increased and improved;

Now, therefore, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF ROCKLAND, IN THE COUNTY OF SULLIVAN, NEW YORK (by the favorable vote of not less than two-thirds of all the members of said Board) AS FOLLOWS:

Section 1, The Town hereby appropriates the amount of \$301,500 for the increase and improvement of facilities of the Roscoe Sewer District, consisting of the rehabilitation of a failed clarifier, including ancillary and related work in connection therewith, as described in the report prepared by the Engineers dated October 31st, 2025, entitled “Roscoe Sewer District Emergency Clarifier Rehabilitation.” The estimated maximum cost thereof, including preliminary costs and costs incidental there to and the financing thereof, is \$301,500 and said amount is hereby appropriated for such purpose. The plan of financing includes the issuance of \$301,500 bonds of the Town to finance said appropriation and the assessment, levy and collection of assessments upon the several lots and parcels of land within the District, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same to pay the principal of and interest on said bonds. All or part of the cost of the project may be financed through the New York State Environmental Facilities Corporation (EFC) State Revolving Fund (SRF), and any such grant funds received are authorized to be used to pay a part of the cost of such project, or to pay debt service related thereto.

Section 2. Bonds of the Town are hereby authorized to be issued in the principal amount of \$301,500 pursuant to the provision of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called “Law”), to finance said appropriation.

Section 3. The following additional matters are hereby determined and stated:

(a) The period of probable usefulness of the object or purpose for which said bonds are

authorized to be issued, within the limitations of Section 11.00 a. 4 of the Law, is forty (40) years.

(b) The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made after the effective date of this resolution. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the serial bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the taxable real property within the Town. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and any notes issued in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Town Board relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and the renewals of said bond anticipation notes, and as to executing contracts for credit enhancements and providing for substantially level or declining annual debt service, are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with, and

an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This resolution shall take effect immediately and the Town Clerk is hereby authorized and directed to publish the foregoing bond resolution, in summary, in the official newspaper of the Town, having general circulation in said Town, together with the Town Clerk's statutory notice in the form prescribed by Section 81.00 of the Local Finance Law of the State of New York.

A motion was made by Councilperson DeVantier and Seconded by Councilperson Edwards with all in favor to accept the resolution state above.

The adoption of the foregoing Resolution and Order was duly put to a vote on roll call, which resulted as follows

Supervisor Robert Eggleton	YES
Councilperson Peter DeVantier	YES
Councilperson Carole Edwards	YES
Councilperson Andrew McRell	YES
Councilperson Christine Routledge	YES

The Resolution and Order was declared adopted.

Public Hearing 7:30 PM – Supplement to the TOR Comp Plan

Supervisor Eggleton opened the public hearing for the Supplement to the Comprehensive plan and began the hearing by reading a letter of support from Trout Unlimited. The Public hearing was left open due to the 239 review not being completed from the County. We will discuss and close public hearing at the next board meeting on December 4th .

Eggleton thanks the committee who worked on the Supplement for all of the hard work and dedication put in.

APPROVAL OF MINUTES

A motion was made by Councilperson Routledge and Seconded by Councilperson Edwards to approve the November 6th, 2025 Minutes

CORRESPONDENCE

- Senior Citizen Christmas party at Rockland House RSVP November 28th – Party is on December 4th from 1-4pm
- Thank you for donation from LMFD Auxillary
- Beaverkill Land Trust Conservation Letter
- Coach Ahart Foundation – Donate from TOR

RESOLUTION #142 -2025 Golf For 4 With Cart (9 Holes)

A motion was made by Councilperson Routledge and seconded by Councilperson Edwards wotj all in favor to donate a round of golf (9 Holes) 2026 season for the Coach Ahart Foundation.

OLD BUSINESS

- Code of Conduct for TOR needs language change
- Twin Village Golf Course – discuss price changes for new season

NEW BUSINESS

- Budget modification RS

RESOLUTION #143- 2025 RS Budget Modification

WHEREAS the 2025 Budget requires modification, now therefore be it RESOLVED that the RS Fund entries be authorized

From:	To:
Fund Balance	8120.2
\$196,000.00	\$196,000.00

TAM 66 Rockland Road Pumpstation mechanical rebuild Contract #TR1-G-25

The motion to accept this resolution was made by Councilperson DeVantier and seconded by Councilperson Edwards and unanimously carried.

- Budget modification HWY

RESOLUTION #144- 2025 HWY Budget Modification

WHEREAS the 2025 Budget requires modification, now therefore be it RESOLVED that the HWY Fund entries be authorized

From:	To:
Highway Fund	5130.4
\$50,000.00	\$50,000.00

The motion to accept this resolution was made by Councilperson Routledge and seconded by Councilperson Edwards and unanimously carried.

- Sullivan County Fire Advisory Board
- RESOLUTION # 145-2025 Nathan Routledge SC Fire Advisory Board**

A motion was made by Councilperson DeVantier and seconded Councilperson Edwards with all in favor to appoint Nathan Routledge to the Sullivan County Fire Advisory Board for the year 2026. Councilperson Routledge did recuse herself during this motion.

- Demolitions for 41 Riverside Drive and 222 Main Street Discussion – 41 Riverside owner came forward and Supervisor and Code Enforcement Officer are going to meet up with the owner and attorney to discuss the structure, the town is going to hold off on this demolition for now.
- 222 Main Street Demolition

RESOLUTION #146-2025 222 Main Street Demolition (49.-3-5)

A motion was made by Councilperson DeVantier and seconded by Councilperson Edwards with all in favor to move forward with the demolition of unsafe structure 222 Main Street Livingston Manor NY (49.-3-5) and hire Tweedie Construction in the amount of \$34,450.00

Public Comment

Sheila Shultz – The 300k fee... is that also to review the other clarifier

Supervisor – No, it isn’t. Read timeline for work to be done.

DEPARTMENT HEADS:

Christopher Bury – Water & Sewer Superintendent – Getting ready for winter, Cottage St new fire hydrant done, saw it was made in 1940s. Other than that, just moving along.

APPROVAL OF BILLS

On a motion of Councilperson Routledge and seconded by Councilperson Edwards the following resolution was ADOPTED-VOTED-RESOLVED to approve the bills on November 20th, 2025 ABSTRACT #22 in the following amounts :

GENERAL	510-424	\$32, 865.07
HIGHWAY	407-421	\$107,779.57
LIV MANOR SEWER	207-213	\$5,210.72
LIV MANOR WATER	233-238	\$409.77
ROSCOE WATER	231-238	\$2,354.44
ROSCOE SEWER	230-239	\$197,537.41

HAZ	11	\$56.00
LML	13	\$1,664.78
RRL	12	\$1,075.44

ADJOURNMENT – On a motion of Councilperson DeVantier and seconded by Councilperson Routledge and carried, the meeting was adjourned at 7:50 PM

Respectfully submitted,

Marinella Di Vita

Town of Rockland, Town Clerk