

REGULAR MEETING of the TOWN OF ROCKLAND was held on June 4th, 2026 at 7:00 PM with the following members:

PRESENT: SUPERVISOR	ROBERT EGGLETON
COUNCILPERSON	CHRISTINE ROUTLEDGE
COUNCILPERSON	ANDREW McRELL
COUNCILPERSON	PETER JR DEVANTIER
COUNCILPERSON	FRANCIS WOLCOTT

OTHERS PRESENT: Marinella Di Vita, Town Clerk, Chris Bury, Water and Sewer Superintendent, Roger Decker, Highway Superintendent, Glenn Gabbard, Code Enforcement Officer and other members from the public

Pledge of Allegiance

Due Process Hearing

A motion was made by Councilperson McRell and seconded by Councilperson Routledge to open the public hearings and appoint Councilperson DeVantier as the due process hearing officer

The public hearings were both opened for review at 7 PM

36 Miller Heights, Roscoe NY (37.-2-4)

Glenn Gabbard Code Enforcement officer shows a presentation with multiple photos of the depilated structure. He explains to board and public that this structure is not suitable for human habitation and it is in danger of a structural collapse. The structure requires a contractor to work on it and apply for permits with the Town of Rockland building department or an engineering report. The department is willing to work with the owner just need proper measures taken

Owner of Property Sharon Pappas: explains that there have been a lot of medical problems and that is why the structure has not been rehabilitated a lot. Have a few people looking at the house to buy. The house is down to studs inside. This structure does not need to come down, it just needs to be properly fixed.

40 Spring Street, Livingston Manor NY (49.-1-4)

Glenn Gabbard Code Enforcement officer shows a presentation with multiple photos of the depilated structure. He explains to board and public that this structure is not sound or suitable for human habitation. There is a lot of debris of junk and household garbage throughout the property inside and out.

Representation of property Mitchell Peck: explains that back taxes have been paid because someone was planning on buying the property and then the deal fell through. No finances to pay for this property to get fixed.

A motion was made by Councilperson McRell and seconded by Councilperson Wolcott to close the public hearings at 7:25 PM

APPROVAL OF MINUTES

A motion was made by Councilperson Routledge and Seconded by Councilperson DeVantier to approve the May 21st, 2026 Minutes

CORRESPONDENCE

- Fourth of July in Roscoe at 11 AM
- Trout Parade is June 13th – Town of Rockland will be setting up at 10 am

OLD BUSINESS

- Goldstein property still haven't heard from Surveying company – table till next meeting

NEW BUSINESS

- SEQR Review

RESOLUTION #76- 2026 SEQR Review – Repairs RSTP – SD 060

SEQR Review for making necessary repairs to the Roscoe Sewage Treatment Plant on behalf of SD 060.
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WHEREAS, the Town of Rockland, Sullivan County, owns and operates the wastewater conveyance and treatment system on behalf of the hamlets of Roscoe and Rockland (known as SD060); and

WHEREAS, in September 2025, the NYSDEC issued the Town a Notice of Violation (NOV) for an inoperable secondary clarifier at their Roscoe NY sewage treatment plant (STP); and

WHEREAS, in response to the NOV, the Town declared a State of Emergency in order to expedite repairs to the broken clarifier; and

WHEREAS, 6 NYCRR Section 617.5 (Title 6 of the New York Code of Rules and Regulations) under the State Environmental Quality Review Act (SEQRA) provides that certain actions identified in subdivision (c) *Type II actions* have been predetermined not to have a significant impact on the environment and are, therefore, precluded from environmental review under Environmental Conservation Law Article 8; and

WHEREAS, in November 2025, the repair of the broken clarifier underwent a SEQR review by the Town Board and was subsequently classified as a Type 2 Action under SEQR Part 617.5 (c) (1) *maintenance or repair involving no substantial changes in an existing structure or facility* requiring no further environmental review; and

WHEREAS, in order for the Town to make the necessary repairs a hearing was held in accordance with Town Law 202b whose approval authorized the Town to affect the repairs and apply for emergency funding through the NYS Environmental Facilities Corporation (EFC); and

WHEREAS, the Town has since identified a larger, more comprehensive \$2.9M project at the STP that will enable the plant to meet SPDES permit limits as well as ensure the Plant’s long-term viability; and

WHEREAS, those repairs include the repair of the 2nd secondary clarifier, as well as equipment replacement (in-kind), concrete tank repair/resurfacing, roof replacement, pump station upgrades and the installation of stand-by power; and

WHEREAS, those repairs have also been identified as a Type 2 Action under SEQR Part 617.5 (c) (1) *maintenance or repair involving no substantial changes in an existing structure or facility* requiring no further environmental review; and

WHEREAS, the proposed project does not meet or exceed any of the thresholds established in Section 617.4;

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

- 1) The Town Board of the Town of Rockland determines that the proposed “Project” to upgrade and repair the sewage treatment plant is a Type II action and is, therefore, not subject to further review under 6 NYCRR Part 617.

Motion offered by: Councilperson McRell

Motion seconded by: Councilperson Routledge

Supervisor Robert Eggleton	YES
Councilperson Peter Devantier	YES
Councilperson Francis Wolcott	YES
Councilperson Andrew McRell	YES
Councilperson Christine Routledge	YES

The Resolution is adopted this 4th day of June 2026.

RESOLUTION # 77 -2026 Roscoe WTP Improvements

TOWN OF ROCKLAND TOWN BOARD

NYSEFC FINANCING APPLICATION

FOR

ROSCOE WASTEWATER TREATMENT PLANT IMPROVEMENTS

WHEREAS, this Town owns and operates the Roscoe Wastewater Treatment Plant (the “RWTP”), which plant treats flows from the Roscoe Sewer District; and

WHEREAS, this Town has been duly noticed by the New York State Department of Environmental Conservation and the U.S. Environmental Protection Agency that certain violations of the RWTP’s SPDES permit have occurred and exist causing the Town to undertake all improvements to the plant necessary to correct conditions causing the violations; and

WHEREAS, this Town has retained Delaware Engineering, D.P.C. through the Town’s procurement process to provide engineering services to plan, design and oversee construction of improvements to the RWTP (the “Project”), in part, to prevent said recurring SPDES violations; and

WHEREAS, in order to help fund improvements to the RWTP, this Town Board intends to apply for non-municipal sources of funding assistance through the *Clean Water State Revolving Fund* (CWSRF), a financing program administered by the New York State Environmental Facilities Corporation (the “NYSEFC”). The CWSRF program can provide interest-free and low-interest rate financing for municipally owned treatment works projects.

NOW, THEREFORE, IT IS RESOLVED, that this Town Board hereby authorizes the Town’s Supervisor and, in his absence, the Deputy Supervisor, to submit an application for Project financing through the CWSRF program and is further authorized to enter into a project financing agreement with the NYSEFC and to provide and execute any other documents necessary to receive funding assistance.

A motion was made by Councilperson DeVantier and seconded by Councilperson Wolcott with all in favor to move forward with the NYSEFC financing application for Roscoe wastewater treatment plant improvements.

- LED Solar Lights

RESOLUTION #78- 2026 LED Solar Street Lights Roscoe

A motion was made by Councilperson Routledge seconded by Councilperson Devantier with all in favor to buy (4) 120 watt solar powered street lights for Roscoe spending up to \$1100 per light not including labor and hire Jim Rose Electric to complete the work

Water/Sewer weekend schedule and monthly log

Town Clerk’s Report

DEPARTMENT HEADS:

Chris Bury – Water and Sewer Superintendent – Everything’s been quiet for now

Roger Decker – Highway Superintendent – Highway school was good always informative. Broom delayed shipment wont get it till next month. Old broom is still running and the broom attachment on the skidsteer has helped significantly. Big pipe being repaired on Willowemoc,

will be diverting traffic onto Brown Settlement. Public has been notified by facebook. Had to rent a big excavator for the job. State CHIPS came in and we were approved for a little over \$600,000. Hiring Callahan to help with patching and going to do another wave of crack sealing. Getting cones ready for the parades.

Glenn Gabbard – Code Enforcement Officer – Report on table for Boards review. Biggest concern is Kings Catering. Been trying to contact the owner but have not heard back. The roof has completely collapsed.

APPROVAL OF BILLS

On a motion of Councilperson Routledge and seconded by Councilperson Wolcott the following resolution was ADOPTED-VOTED-RESOLVED to approve the bills on June 5th, 2026 ABSTRACT #11 in the following amounts :

GENERAL	252-282	\$19,891.45
HIGHWAY	185-194	\$37,344.39
LIV MANOR SEWER	104-108	\$1,891.78
LIV MANOR WATER	109-116	\$6,862.32
ROSCOE WATER	107-113	\$3,078.34
ROSCOE SEWER	116-123	\$4,254.33
EFC	8-10	\$15,142.25
COMPTROLLER	4-5	\$55,463.00

Public comment –

Bella Farquhar – Amber Lake Road solar project questions about zoning and questions about zoning in the town.

Donna Bowers – Questions about sewer billed for usage when not connected. Concerns about homeowners running businesses out of their personal homes, unregistered vehicles and depilated buildings in Roscoe.

RESOLUTION #79- 2026 36 Miller Heights Due Process Determination

A motion was made by Councilperson McRell and seconded by Councilperson Wolcott with all in favor to allow owner of property (37.-2-4) 36 Miller Heights, Roscoe NY up to 90 days to rehabilitate property and secure from the public.

RESOLUTION #80- 2026 Condemn and Demolition of 40 Spring Street (49.-1-4)

A motion was made by Councilperson McRell and seconded by Councilperson Wolcott with all in favor to move forward with the condemnation and demolition process for the unsafe structure 40 Spring Street, Livingston Manor NY effective immediately. Property will be advertised for bid proposals.

ADJOURNMENT – On a motion of Councilperson McRell and seconded by Councilperson Wolcott and carried, the meeting was adjourned at 8:01 PM

Respectfully submitted,

Marinella Di Vita

Town of Rockland, Town Clerk