

REGULAR MEETING of the TOWN OF ROCKLAND was held on July 2nd, 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, Kaitlen Madison, Building Inspector and other members from the public

Pledge of Allegiance

Due Process Hearings

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

54 Yorktown Road (36.A-1-20)

A motion was made by Councilperson Routledge and seconded by Councilperson Wolcott to open the due process hearing at 7:00 PM regarding property 54 Yorktown Road, Roscoe NY

Kaitlen Castillo, Building Inspector – begins to show board members pictures of the structure with all the debris accumulation. The property has so much garbage and debris that any emergency services wouldn't be able to get to the property in case of an emergency. Has notified owner several times, the condition of the property is no habitual and social services has been contacted. As the building inspectors point of view, the department really just wants to see that the garbage and debris have been cleaned up entirely.

Owner of property – Explains too the board that the home had caught fire a few years ago and she has been slowly fixing the structure. She explains how she spent two winters in a van keeping warm with a kerosene lamp. About 20% of the house is being used and most of the things in the yard are being used to build the structure.

Robert Eggleton Town Supervisor – Asked property owner what is going to be done and how the property will be made livable

Kaitlen Castillo, Building Inspector – 1 month to clean up... if property is not cleaned up the Town will hire a sanitary service and will remove everything necessary.

A motion was made by Councilperson Routledge and seconded by Councilperson McRell to close the public hearing.

870 Old Route 17 (25.-1-50.1)

A motion was made by Councilperson McRell and seconded by Councilperson Wolcott to open the due process hearing regarding property 870 Old Route 17, Livingston Manor NY

Kaitlen Castillo, building inspector – begins to show board members pictures of the completely. Owners have plans however they just took possession of the property from an auction.

Owner of property – took possession of the property in mid-April, was not aware of the condition of the roof. We really just want to make this from a commercial building to a single-family home. My line is open with the building department; I've been very transparent with them. We have an architect and an engineer, and they are coming on Wednesday to assess the damage. A good portion of the structure is in good shape, we have a GO tech engineer that will do a soil test, and we've located a firm that will do the assessment and match the engineering plans. When the plans and soil test is done, then we will have title paperwork completely resolved with attorney and we can get the building permits going. There is already a dumpster on the property, the only thing possible is criminal trespassing but keeping a close eye on the property. Really trying to get it done as quickly as possible.

Kaitlen Castillo, Building Inspector – Our department is ok with giving some time to get the NYS engineer paperwork in stamped by August 1st

A motion was made by Councilperson Wolcott and seconded by Councilperson Routledge to close the public hearing.

- 54 Yorktown Road – 30 Day Notice

RESOLUTION #89- 2026 Up to 30 days to Clean property

A motion was made by Councilperson Wolcott seconded by Councilperson McRell with all in favor to allow property owner of 54 Yorktown Road (36.A-1-20) up to 30 days to clean up outside of the property, all of the debris and rummage. The property has to be made accessible for all emergency personnel if necessary. If property is not completely cleaned up after 30 days, Town of Rockland will hire a sanitary service to come remove the debris off of the property and that bill will then be relieved onto the properties tax bill and will be paid at the owner's expense.

- 870 Old Route 17 LM NY

RESOLUTION #90- 2026 August 1st deadline for plans

A motion was made by Councilperson Routledge seconded by Councilperson Wolcott with all in favor to allow property owner of 870 Old Route 17 (25.-1-50.1) up until August 1st,

2026 to turn in compliant NYS plans and stay in contact with the Code Enforcement department with progress.

APPROVAL OF MINUTES

A motion was made by Councilperson DeVantier and Seconded by Councilperson Routledge to approve the June 18th, 2026 Minutes

CORRESPONDENCE

- Letter from Resident Dorothy Evans regarding property flooding and culverts
- Public Notice Determination of Public Need for Sullivan County EMS. On July 14th from 1-3 PM at the Hudson Valley Regional EMS office at 33 Airport Center Drive Suit 204 New Windsor NY 12553. All mail or email comments can go to : Transportation Committee, Hudson Valley Regional EMS Council. 33 Airport Center Drive Suit 204 New Windsor, NY 12553 Phone 845-245-4292; admin@hvremSCO.org

OLD BUSINESS

- Hire Hawkins Delafield & Wood LLP as Bond Counsel to Town of Rockland RSTP

RESOLUTION #91- 2026 RSTP Bond Counsel – Hawkins Delafield & Wood LLP

A motion was made by Councilperson McRell seconded by Councilperson Wolcott with all in favor to hire Hawkin Delafield & Wood LLP as the Town's bond counsel for the RSTP project. This is in connection with the sale and issuance of the Town's bonds and notes to finance the increase and improvement of facilities of the Roscoe Sewer District. Bonds and notes issued by the Town will evidence the Town's obligation to repay the loan to be made to the Town pursuant to a project finance agreement between the EFC and the town. Services will include review of the engineer's report prepared in connection with the project, discussions with representatives of EFC and the Town regarding the necessary legal proceedings, preparation of various authorizing documents relation to the project, including documents required for the public hearing and other matters relating to the increase and improvement of facilities of the Roscoe Sewer District pursuant to Section 202-b of the Town Law, preparation of the bond resolution and any applicable notices for publication, relating to the issuance of bonds or notes by the Town, review of all preliminary documents prepared by the EFC, including the project Finance Agreement, review and approval of the bond maturity schedule relating to the bonds, review of the closing documents prepared by the EFC, preparation of additional closing documents, preparation of the bonds and notes as necessary, telephone and written communications with EFC regarding the issuance of bonds and rendering of our final approving legal opinion. The fee in connection with the above services and one long term bond will be \$18,500.

NEW BUSINESS

- Noise Permit 171 Main st (Upward Brewing)

RESOLUTION #92- 2026 Fourth of July Fireworks Noise Permit

A motion was made by Councilperson Routledge seconded by Councilperson Devantier with all in favor to allow Upward Brewing a noise permit for Fourth of July Fireworks starting at dusk no longer than 30 minutes.

- Budget modification RRW

RESOLUTION #93- 2026 RRW Budget Modification

WHEREAS the 2026 Budget requires modification, now therefore be it RESOLVED that the Roscoe Rockland Water entries be authorized

8330.4	8340.2
\$4,400.00	\$4,400.00

Hydrant Cottage Street

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

- Budget modification LMW

RESOLUTION #94- 2026 LMW Budget Modification

WHEREAS the 2026 Budget requires modification, now therefore be it RESOLVED that the Livingston Manor Water entries be authorized

8330.4	8340.2
\$3,800.00	\$3,800.00

Hydrant Orchard Street

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

- Town Clerk New Bank Account with Jeff Bank for Tax Collection

RESOLUTION #-95- 2026 Jeff Bank Account for In Person Tax Collection

A motion was made by Councilperson Wolcott and seconded by Councilperson McRell with all in favor of allowing Marinella Di Vita Town Clerk to create a tax account with Jeff Bank for in person payments.

Water and sewer weekend schedule and monthly log

Town Clerk's Monthly Report

DEPARTMENT HEADS:

Chris Bury – Water and Sewer Superintendent – Generator is back working, Operational changes in Roscoe and Livingston Manor. Kenny Fisk looking at something, Roscoe is looking good. The microscope is coming.

APPROVAL OF BILLS

On a motion of Councilperson Routledge and seconded by Councilperson McRell the following resolution was ADOPTED-VOTED-RESOLVED to approve the bills on July 2nd, 2026

ABSTRACT #13 in the following amounts :

GENERAL	307-331	\$12,787.39
HIGHWAY	208-225	\$21,254.28
LIV MANOR SEWER	114-119	\$214.02
LIV MANOR WATER	124-132	\$8,571.27
ROSCOE WATER	118-128	\$5,935.28
ROSCOE SEWER	131-141	\$6,937.44
EFC	11-13	6,536.87

Public comment – None

A motion was made by Councilperson DeVantier seconded by Councilperson Wolcott with all in favor to go into executive session at 7:46 PM

A motion was made by Councilperson Wolcott seconded by Councilperson McRell with all in favor to come out of executive session at 8:03 PM

ADJOURNMENT – On a motion of Councilperson Routledge and seconded by Councilperson McRell and carried, the meeting was adjourned at 8:04 PM

Respectfully submitted,

Marinella Di Vita

Town of Rockland, Town Clerk