

**Town of Delaware Town Board
REGULAR MEETING
December 17, 2025 – 6:00 p.m.**

The meeting was called to order by Supervisor DuBois, and there were

PRESENT: Scott M. DuBois, Supervisor
Cindy Herbert, Councilperson
Alfred Steppich, Councilperson
Ian Blumenthal, Councilperson

Present were Tess McBeath, Town Clerk; Leila McCullough, Deputy Town Clerk Kristofer Scullion, Building Inspector/Code Enforcement Officer; Christopher Hermann, Highway Superintendent, Kenneth C. Klein, Town Attorney

A regular meeting of the Town Board of the Town of Delaware, Sullivan County, New York, was held at the Town Hall, in Hortonville, New York, in said Town, on the 17th day of December, 2025 at 6:00 o'clock p.m., prevailing time.

Councilperson Steppich led the pledge to the flag; Supervisor DuBois welcomed everyone.

GUEST TO THE BOARD: Harold Roeder, our Upper Delaware Council representative, addressed the Board. The Board had received correspondence from the UDC outlining their financial condition. Mr. Roeder requested a contribution so that they may continue operations. He mentioned that the Town had received 23 grants over the years, for a total of \$74,425. Mr. Roeder spoke of the project reviews that the UDC performs within the river corridor to determine whether the projects follow the River Management Plan. They are a buffer between the towns and the NPS.

Supervisor DuBois stated that they appreciate everything that Mr. Roeder and the UDC does for us. The Board will kick in \$1,000. If the UDC is out of business, he wouldn't want to do something in the corridor, we'd have to go to the park service or the federal government and nothing would ever get done.

Mr. Roeder provided a brief history of how the federal government came into the valley in the 1970's and were going to take all the land in the corridor from the Mongaup River in Port Jervis all the way to Hancock. People were not happy; they formed coalitions and fought them. This was one of the biggest things they were able to prevent by forming the UDC.

Mr. Roeder thanked the Town Clerk for all the help she has provided him and the UDC over the years.

RESOLUTION - ACCEPTANCE OF MINUTES: Minutes of the November 12, 2025 meeting were approved on motion of Councilperson Herbert, seconded by Councilperson Steppich, and carried unanimously, AYES-4, NAYS-0

HIGHWAY SUPERINTENDENT: Mr. Hermann reported that they are very busy. During the first storm we had two guys who had never been in a plow truck. The second storm they were down a guy and a truck, by the third storm they got it down pat. A couple pf part-time guys really stepped up, he thinks we'll be alright. Mr. Hermann asked if he can purchase another truck. We have a 2004 4WD

that we really don't want to run. Councilperson Steppich asked about the new truck; Mr. Hermann responded that the body on the new truck isn't even built yet.

BUILDING INSPECTOR/CEO: Mr. Scullion reported that he's been busy; he's issued 103 or 104 permits and has a couple more coming. He issued one stop work order last month, one junkyard, there's one place doing an apartment building remodel, and he had a couple of violations. There's a junkyard we're probably going to have to get Ken to help as it's not going to resolve itself.

TOWN CLERK: (1) December receipts totaled \$4,413 with \$4,001.64 turned over to the Supervisor. Of that, \$3,630 was Building fees. (2) I received a resignation from the Planning Board from Matthew Mullally. (3) We received a draft of the Crosswalk Study from Creighton Manning. It looks like their recommendations were similar to what our County DPW recommended. (4) The Clerk tearfully said her final good-byes to her Board and public; it's been an honor and a privilege to serve the people of the Town of Delaware for the last 28 years.

UDC REPORT: Harold Roeder's report was provided to the Board.

ENGINEER'S REPORT: Supervisor DuBois reported that the water system is almost up and running; there are two homes that still need meters.

OLD BUSINESS: None.

NEW BUSINESS:

RESOLUTION: SIGNATORY AUTHORITY:

Moved by: Councilperson Steppich

Seconded: Councilperson Herbert

RESOLVED, that incoming Town Clerk Leila McCullough be granted signatory authority along with Supervisor Scott DuBois for the following bank accounts in Jeff Bank, and remove Teresa A. (Tess) McBeath effective December 31, 2025:

Town Clerk 81 0335 6

Tax Collector 81 0312 7

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

Supervisor Scott DuBois voting aye;
Councilperson Cindy Herbert voting aye;
Councilperson Alfred Steppich voting aye; and
Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted.

RESOLUTION – RE-APPOINT WILLIAM CUTLER TO ZONING BOARD OF APPEALS:

Moved by: Councilperson Steppich

Seconded: Councilperson Herbert

RESOLVED, that the William Cutler be re-appointed to the Zoning Board of Appeals effective January 1, 2026 for a five year term ending December 31, 2030. All in favor.

RESOLUTION – RE-APPOINT SCOTT STEVENSON TO PLANNING BOARD:

Moved by: Councilperson Blumenthal

Seconded: Councilperson Herbert

RESOLVED, that the Scott Stevenson be re-appointed to the Planning Board effective January 1, 2026 for a five year term ending December 31, 2030. All in favor.

RESOLUTION – APPOINT DEPUTY TOWN CLERK/TAX COLLECTOR:

Moved by: Councilperson Herbert

Seconded: Councilperson Blumenthal

RESOLVED, that Gail Carbone be appointed as Deputy Town Clerk/Tax Collector effective January 1, 2026. Resolution carried unanimously, AYES-4, NAYS-0.

RESOLUTION – APPOINT MATTHEW MULLALLY AS COUNCILPERSON:

Moved by: Councilperson Herbert

Seconded: Councilperson Blumenthal

RESOLVED, that Matthew Mullally be appointed as Councilperson to fill a vacancy, effective December 17, 2025, for a term ending December 31, 2027.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

Supervisor Scott DuBois voting aye;
Councilperson Cindy Herbert voting aye;
Councilperson Alfred Steppich voting aye; and
Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted.

RESOLUTION – APPOINT MATTHEW KITSON TO PLANNING BOARD:

Moved by: Councilperson Blumenthal

Seconded: Councilperson Herbert

RESOLVED, that Matthew Kitson be appointed as a member of the Town Planning Board January 1, 2026 to fill a vacancy, for a term ending December 31, 2026.

RESOLUTION – RE-ORGANIZATIONAL MEETING:

Moved by: Councilperson Herbert

Seconded: Councilperson Blumenthal

RESOLVED, that the 2026 Re-organizational Meeting will be held at 6:00 p.m. on January 14, 2026. Resolution carried unanimously.

RESOLUTION – AUTHORIZATION TO PURCHASE TRUCK:

Moved by: Councilperson Steppich

Seconded: Councilperson Herbert

RESOLVED, that Highway Superintendent Christopher Hermann is authorized to order a new tandem truck through the Sourcewell State bid. Resolution carried, AYES-4, NAYS-0.

Millennium Pipeline Tax Certiorari. Supervisor DuBois attended the Supervisors' meeting; he's been authorized by our Board to sign an intermunicipal agreement with the County. Attorney Ken Klein stated that the County will probably draft it and then we'll review it. The thing is how are they going to apportion the costs. The Supervisor suggested to Bethel Supervisor Dan Sturm that they look at

assessed values and divide it up that way. The County has retained Harris Beech. We don't want to miss the mechanism to put us in the class action with them. He said the County has been trying to get this together for months. Everyone was responsive right away. We don't need them (Millennium) dividing a conquering; we really have to work together on this.

As her last official act, Town Clerk Tess McBeath administered the Oath of Office to all newly elected/appointed individuals.

PUBLIC COMMENT: Yael Feinerman said she had no idea it snowed. She commended Mr. Hermann's immediate attention to a huge oil spill on the road. She complimented Town Clerk Tess McBeath for her service to the Town and the community.

SUPERVISOR'S REPORT: Supervisor DuBois mentioned he received an email from the Farm Market President; they want to build a structure in the park. He spoke to Chris Hermann and they have some things in mind for the at parking lot. They want to put a 30x120 structure in there. Because parking is so restricted, the Supervisor doesn't want to eliminate more parking spots. They need to give us some type of a sketch.

Legislator Louis Alvarez spoke to the Supervisors about something the Governor's doing about mandatory EMS. He spoke of a countywide EMS absorbing the local EMS organizations.

Supervisor DuBois spoke of the Town Clerk's devotion to the Town, the citizens, the Boards. He thanked Ms. McBeath for everything she's done for him, the Board and the Town, and for training Leila. He's looking forward to a new chapter. Councilperson Blumenthal said the amount of things I've accomplished is amazing.

RESOLUTION - PAYMENT OF BILLS: December 2025 bills/vouchers were reviewed and approved for payment on motion of Councilperson Steppich, seconded by Councilperson Herbert and carried unanimously:

Callicoon Light	\$ 721.65
Callicoon Sewer	13,315.56
Capital	72,557.50
General Fund	117,489.74
Highway Dept.	133,802.52
Kohlertown Light	169.61
Water District	12,342.74

COUNCIL COMMENT: Councilperson Steppich spoke of how well our town is going. Scott put together a budget with 0% increase. Why the county can't do that is behind him. He mentioned the pipeline. The State gave three gambling permits to NYC, that will subtract a lot of traffic to our casino in Monticello. Room tax and sales tax revenues are going to go down even more. Councilman Steppich spoke of the dam and leakage problems. Wawarsing been leaking water for 20-30 years. He attended a meeting where they had huge maps that went down mile by mile, the estimate on timeframe of hour by hour as this potentially 20' wall of water would come down the Delaware. They had the same situation last year in North Carolina and a lot of people were lost. This is NYC's reservoir problem, it's their problem and they should provide some kind of emergency warning system down this river corridor. He feels pressure should be brought about it. And then he wished everyone a Merry Christmas.

ADJOURNMENT: With no further business, on motion of Councilperson Blumenthal, seconded by Councilperson Herbert and carried unanimously, the meeting adjourned at 6:34 p.m.

Respectfully submitted,

Tess McBeath, RMC
Town Clerk