

**Town of Delaware Town Board
REGULAR BOARD MEETING
September 10, 2025 – 6:00 p.m.**

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 10th day of September, 2025 at 6:00 o'clock p.m., prevailing time.

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

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

Present were: Tess McBeath, Town Clerk; Kristofer Scullion, Building Inspector/Code Enforcement Officer; Kenneth C. Klein, Esq.; Town Attorney; William Brown, P.E., Delaware Engineering

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

GUEST TO THE BOARD:

RESOLUTION - ACCEPTANCE OF MINUTES: Minutes of the August 13, 2025 meeting were approved on motion of Councilperson Hermann, seconded by Councilperson Herbert, and carried unanimously, AYES-5, NAYS-0

HIGHWAY SUPERINTENDENT: Supervisor DuBois reported that it's business as usual. Still waiting on the new truck.

BUILDING INSPECTOR/CEO: Mr. Scullion reported business as usual. Another new home in Kenoza Lake Estates. Lots of small jobs going on - some septic repairs, concrete; we're up to 77 permits. There's a new home starting on 17B. Things are moving along.

TOWN CLERK: (1) August receipts totaled \$5,579 with \$4,418.15 turned over to the Supervisor. Of that, \$4,125 was Building fees. (2) There's a program that provides emergency home repair to income-eligible seniors, things that pose a threat to health and safety like heating systems, electrical hazards, ramps, even code violations. It's called the RESTORE program and we have information in Town Hall.

UDC REPORT: Harold Roeder's report was provided to the Board. (1) The Project Review Committee approved the County's request to be lead agency for the Callicoon Riverside Park. (2) There are four applications for TAG grants; two from Tusten, one from Damascus and one from Delaware for a crosswalk study. (3) The UDC's annual River Valley Award banquet will be held on September 14. (4) It was mentioned that they may have to discontinue TAG grants due to fiscal problems. (5) A presentation by EPA representatives from both NY and PA was given regarding coordination between the EPA and local municipalities in the event of a disaster. (6) Reservoir storage as of September 8 – Neversink 77.7%, Pepacton 79.5%, Cannonsville 69%.

ENGINEER'S REPORT: Bill Brown provided an update: (1) We're at the tail end of the water project, the new well house is up, can test soon. Water meters are installed along with the service. They're doing some site restoration, working on the water tank on Del Vue. The old one is down and gone, new one will be delivered tomorrow. It's a 2-day affair and installation will start next week. (2) Regarding the meters, two are not done because they have finished basements with no access. They have to have a hole cut in the wall somewhere, have a meter put in somewhere. At the end of that, then we can get them started up and in service. (3) The State and feds require us to do lead service inventories. Putting meters in was an opportunity to do that, so we looked at every service in town, and no lead was found.

The Supervisor asked when does he think we'll be online. Mr. Brown responded that the only thing left is the well pumps, should have them started within the next two weeks; by then we'll have water. They'll get a chemical delivery and then switch it over. The last piece is demolishing the old well house. Mr. Brown saw an article from the paper, the well was put in 1958, so he said it's served the community well for a long time.

SUPERVISOR'S REPORT: Supervisor DuBois stated that (1) it's budget season. We're looking at everything, Debbie gave him some numbers. Our biggest fight is going to be the pipeline. Assessor Debbie Shea said the assessors already got together, and the Supervisor asked the Chair of the Supervisor's Assn to add it to the agenda for the next meeting. He spoke to Cat Scott. He would like to coordinate to pool the money together, possibly with the school districts. The Supervisor thinks it affects 5 or 7 towns. It's big. Attorney Ken Klein said it runs all the way through the entire western end of the county, from Fremont to Forestburgh. Supervisor DuBois stated he'll be conservative with the budget again this year. (2) The Supervisor said the Villa went on a PILOT so he needs to get information about that. (3) We're going to have some changes, a new Highway Supt because the current one is retiring. (4) Supervisor DuBois said it's everyone's favorite time of year, the Town clean up is Saturday.

PUBLIC COMMENT: Yael Feinerman stated that it's wedding season. Doing events in the private house now, 134 Seminary Road. He tried to do events there a few years ago but he got shut down by Jim McElroy. Mr. Scullion said he would look into it. Ms. Feinerman complained about the noise on Labor Day weekend noise. Mr. Scullion did get one call from a gentleman on Wagner. Ms. Feinerman stated it was impossible to have a phone conversation outdoors. There were loud events at the Cidery and the private home. She stated that they did turn it off at 9 p.m., but the music could be heard on Toad Road, people in PA could hear it. Kris asked who the contact is now that Bill Hess retired; said he'll get on it.

PUBLIC COMMENT: Laurie Stuart, publisher of the River Reporter, addressed the Board. She's building an online repository of local meetings. It won't take the place of a reporter but it's purpose is to record the meeting, get some highlights. She's looking for residents of every town to be "News Ambassadors" and attend meetings of the Town Board, Planning and Zoning Boards. Ms. Stuart introduced Rebekah Creshkoff, who will cover our Town Board meetings, and she is looking for other people who might be willing to attend the Planning Board meeting. The person is not a reporter, more an observer and recorder. She said it would be a trained resident so other residents would know that there are people coming to the meetings regularly and it's being tracked.

COUNCIL COMMENT: Councilperson Steppich complimented Rutledge - where they filled in those trenches with blacktop you don't even know they're there.

OLD BUSINESS: None.

NEW BUSINESS:

RESOLUTION– INTRODUCTORY LOCAL LAW #2-2025: TAX CAP OVERRIDE:

The following resolution was introduced by Councilperson Steppich, who moved its adoption, and seconded by Councilperson Hermann, to wit:

BE IT RESOLVED, that introductory Local Law No. 2 of the Year 2025 entitled “A local law to override the tax levy limit established by General Municipal Law Section 3-c” is hereby introduced before the Town Board of the Town of Delaware, Sullivan County, State of New York; and

BE IT FURTHER RESOLVED, that copies of the aforesaid local law be laid upon the desk of each member of the Town Board; and

BE IT FURTHER RESOLVED, that the Town Board hold a public hearing on said local law at the Municipal Building, 104 Main Street, Hortonville, New York, at 5:55 p.m., prevailing time, on October 8, 2025; and

BE IT FURTHER RESOLVED, that the Town Board hereby determines the said local law to be a Type II action pursuant to the regulations promulgated under the State Environmental Quality Review Act for which no environmental review is required; and

BE IT FURTHER RESOLVED, that the Town Clerk publish or cause to be published a public notice in the Sullivan County Democrat, of said public hearing at least five (5) days prior thereto.

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

Supervisor Scott M. DuBois voting aye;
Councilperson Herbert voting aye;
Councilperson Alfred Steppich voting aye;
Councilperson Christopher Hermann voting aye; and
Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted, AYES-5, NAYS-0

RESOLUTION - AUTHORIZATION TO APPLY FOR JUSTICE COURT ASSISTANCE GRANT

Moved by: Councilperson Ian Blumenthal
Seconded: Councilperson Alfred Steppich

WHEREAS, the HVAC system in the Courthouse building has recently become unreliable and needs to be replaced; and

WHEREAS, Courtroom facility improvements is an authorized use of Justice Court Assistance Program funding;

THEREFORE, BE IT RESOLVED, that the Town of Delaware Town Board authorizes the Town of Delaware Town Court to apply for a JCAP grant in the 2025-26 grant cycle up to \$30,000.

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 Christopher Hermann 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 – SET BUDGET WORKSHOP:

Moved by: Councilperson Steppich

Seconded: Councilperson Blumenthal

RESOLVED, that a Budget Workshop is set for 5:00 p.m. on October 8, 2025. Resolution carried unanimously.

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

Callicoon Light	\$ 678.16
Callicoon Sewer	12,731.68
Capital	371,434.30
General Fund	38,132.68
Highway Dept.	91,931.98
Kohlertown Light	164.19
Water District	5,458.12

ADJOURNMENT: With no further business, on motion of Councilperson Herbert, seconded by Councilperson Blumenthal and carried unanimously, the meeting adjourned at 6:26 p.m. Resolution carried.

Respectfully submitted,

Tess McBeath, RMC
Town Clerk