

TOWN BOARD MEETING

PLACE: SENIOR CITIZEN CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754

DATE: October 6, 2025

TIME: 6:30 P.M. REGULAR MEETING

FRANK DEMAYO, SUPERVISOR

LAURIE DUTCHER, TOWN CLERK

DEAN FARRAND, COUNCILMEMBER

VINCENT MCPHILLIPS, COUNCILMEMBER

JOHN LENNON, COUNCILMEMBER

BRUCE DAVIDSON, COUNCILMEMBER

PLEASE NOTE: ALL ITEMS FOR THE AGENDA MUST BE RECEIVED BY NOON THE WEDNESDAY BEFORE THE MEETING.

PLEDGE OF ALLEGIANCE

CORRESPONDENCE

INCOMING:

1. Correspondence from “We Are One Sullivan”.
2. Notification from the Town of Bethel regarding proposed local law #1 of 2025 and public hearing notice.
3. Copies of Sullivan County 911 Communications.
4. Correspondence from the County of Sullivan Division of Public Works regarding County Rd. 72 (Lieutenant J.G. Brender Highway) Road closure: Repair of Roadway Embankment.
5. Correspondence from Drake Loeb regarding a court case that was dismissed against the Town.
6. Correspondence from Dr. Hope Blecher Croney regarding the September 11th Remembrance Ceremony.
7. Copy of the 2024 Fiscal and Environmental Stress Rating for the Town of Liberty.
8. Email from the New York Association of Towns regarding the Builders of America submission by Town Historian Kort Wheeler.
9. Notice of Order from the State of New York Department of Transportation Traffic Operations Bureau notifying the Town of a speed limit reduction.

OUTGOING:

MISSION STATEMENT

We provide effective, transparent and responsible municipal service that promotes the highest standard of life for our community.

NEW BUSINESS

1. Motion considering resolution to apply for, accept, and expend grant funds from the Northern Borders Regional Commission (NBRC) Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS) by the 10/10/25 deadline.
2. Motion to approve the Town of Liberty Planning Board as the lead agency for the Arrowhead Ranch and Retreat.
3. Motion to consider waiving the penalty of \$96.00 late fees for the water bill for Akiva Kohn.
4. Motion to consider waiving the penalty of \$12.00 late fees for the water bill for Adele Silverberg.
5. Motion to approve retention and payment of the same in the amount of \$7,500.00 to appraiser Chris Harland for the Days Inn property case.
6. Motion approving Budget Transfers & Modifications as submitted by the Finance Director.
7. Motion approving a budget transfer for Swan Lake Sewer from X2 9710.6 (transfer to capital) to S2 8110.4 (operating fund) in the amount of \$39,164.82 for the SPDES NOV response (\$35,459.82) as approved at the January 22, 2025, Board meeting and USEPA Notice of Violation (\$3,705.00).
8. Motion approving the contract renewal for Delta Dental.
9. Motion approving the lowest proposal (Advanced Tank & Infrastructure Solutions) for the inspection and cleaning of water storage tanks at Loomis Water & Stevensville Water.
10. Motion approving a Refuse Collection License for Rieber Carting.
11. Motion authorizing the Town Clerk to apply for a Comprehensive Facility Assessment Grant to identify potential slip, trip, or fall hazards, with up to \$5,000 of slip and fall prevention equipment for Town Hall.
12. Motion deciding if the Loomis Sewer Clarifier should be repaired, replaced or a bid date set.
13. Motion approving the estimate submitted by Ross Electric to diagnose lighting issues at Presidential Estates.
14. Motion requesting a Certified List of Eligibles from Sullivan County for a Part-time Account Clerk with a starting rate of \$24.06 per hour.
15. Motion approving the following minutes as submitted by the Town Clerk:
 - 9/3/25 Worksession Meeting
 - 9/3/25 Public Hearing – PUD
 - 9/3/25 Regular Monthly Meeting
 - 9/15/25 Regular Monthly Meeting
16. Motion approving Ferndale Water chargeback in the amount of \$26,330.34.

MISSION STATEMENT

We provide effective, transparent and responsible municipal service that promotes the highest standard of life for our community.

September 22, 2025

Town of Liberty, New York
Town Council
120 North Main Street
Liberty, NY 12754

Attention: Frank DeMayo, Supervisor, Town of Liberty, NY
Dean Farrand, Councilperson
John Lennon, Councilperson
Bruce Davidson, Councilperson
Vincent McPhillips, Councilperson

Dear Sirs,

Thank you. You listened, you responded, you stood up for the First Amendment rights of your constituents.

In July, We Are One Sullivan contacted you and spoke during the Town Board meeting regarding obstacles we encountered when we tried to hold an event at Hanofee Park. The event was a collaborative commemoration planned by several local organizations in conjunction with a nationwide initiative to celebrate the life and legacy of Congressman John Lewis, and to promote voting rights. After obtaining a permit, we were notified that the event violated a stipulation on the Town Permit Application prohibiting "political solicitation."

The Board's initial response to our concern was to pass Action 175-25: Political Activities Prohibited in Town Public Parks. At the next Town Board meeting members of We Are One Sullivan spoke up once again to protest what appeared to be a denial of our First Amendment rights. You listened, you engaged, and you indicated that Action 175-25 was being reviewed by counsel.

On September 3, 2025 we were gratified to hear that the Town Board voted to **retract** Action 175-25, and to remove the item prohibiting political solicitation from the Town Permit Application.

We appreciate and respect the actions taken by the Town Board that day. Regardless of your individual personal opinions, you made a bold statement that the Town of Liberty supports the rights of your constituents to peaceably assemble, and that you are committed to upholding our democratic rule of law and way of life.

Respectfully,

Melissa Gelula, Tusten

Kathie Aberman, Liberty

Janet Davis, Wurtsboro

Eric Feinblatt, Hankins

Marc Edelman, Callicoon

Gordon Powell, White Sulphur Springs

Kenneth Wampler, White Sulphur Springs



Janet Davis
1147 South Rd
Wurtsboro, NY 12790-7437

ALBANY NY 120

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12754-18999

Town of Liberty, New York
Town Council
120 North Main Street
Liberty, NY 12754

12754-18999





Town of Bethel
Sullivan County, New York
Rita J. Sheehan, CMC/RMC
Town Clerk/Registrar
Records Management Officer/FOIL Officer
(845) 583-4350 ext. 101

September 16, 2025

Town of Callicoon
Town of Cohecton
Town of Delaware
Town of Highland
Town of Liberty
Town of Lumberland
Town of Thompson
Town of Tusten

Re: Proposed Local Law #1-2025

Dear Town Clerks:

The Town of Bethel Town Board has introduced Proposed Local Law #1 of 2025 on September 10, 2025. A public Hearing has been set for October 22, 2025 at 8:00 p.m.

Enclosed are the Proposed Local Law, Resolution to Introduce the Local Law, Public Hearing Notice and SEQR.

Should you have any questions or need anything further please do not hesitate to contact me.

Very truly yours,


Rita J. Sheehan, Town Clerk

**RESOLUTION INTRODUCING LOCAL LAW
AND PROVIDING FOR PUBLIC
NOTICE AND HEARING
A MORATORIUM PROHIBITING ACCEPTANCE FOR REVIEW OF NEW
APPLICATIONS FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT**

BE IT RESOLVED that an introductory Local Law, titled "A Moratorium prohibiting acceptance for review of new applications for High Density Residential Development in the Town of Bethel", be and it hereby is introduced by Councilmember Lillian Hendrickson before the Town Board of the Town of Bethel in the County of Sullivan and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed Local Law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Board hold a public hearing on said proposed Local Law at the Dr. Duggan Community Center Meeting Room, 3460 Route 55 White Lake, New York 12786 at 8:00P.M. on October 22, 2025, and

BE IT FURTHER RESOLVED that the Clerk post and publish or cause to be published a public notice in the official newspaper of the Town of Bethel of said public hearing at least ten (10) days prior thereto.

On a motion by Councilperson Lillian Hendrickson, seconded by Councilperson Wendy E. Brown the resolution was adopted on a vote of 5 Ayes, 0 Nays.

The Supervisor declared this resolution adopted.

Dated: September 12, 2025

**TOWN OF BETHEL
NOTICE OF HEARING
INTRODUCTORY LOCAL LAW
A MORATORIUM PROHIBITING ACCEPTANCE FOR REVIEW OF NEW
APPLICATIONS FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT**

PUBLIC NOTICE is hereby given that there has been introduced before the Town Board of the Town of Bethel, New York, on September 10, 2025, a Local Law titled "A Moratorium prohibiting acceptance for review of applications for High Density Residential Development in the Town of Bethel", which Local Law establishes a moratorium of review of any High Density Residential Development applications submitted to the Planning Board and Zoning Board of Appeals and any inactive application submitted after September 10, 2025 to allow review and possible revision of the Town's comprehensive plan and potential amendments to the Town's Zoning Code to balance the need for housing with the need to protect the Town's environmental resources.

A complete copy of the Introductory Local Law is available for inspection at the Clerk's Office and on the Town Website.

NOW, THEREFORE, pursuant to Section 20 of the Municipal Home Rule Law, the Town Board of the Town of Bethel, New York, will hold a public hearing on the aforesaid Local Law on October 22, 2025, at 8:00 P.M. or soon thereafter, at the Dr. Duggan Community Center, 3460 Route 55, White Lake, New York 12786 at which time all persons interested therein shall be heard.

The Town of Bethel will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

Dated: September 10, 2025

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF BETHEL
RITA J. SHEEHAN, TOWN CLERK

**TOWN OF BETHEL, NEW YORK
PROPOSED LOCAL LAW #1-2025**

**INTRODUCTORY LOCAL LAW MORATORIUM PROHIBITING ACCEPTANCE FOR REVIEW OF NEW
APPLICATIONS FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT IN THE TOWN OF BETHEL**

BE IT ENACTED by the Town Board of the Town of Bethel, County of Sullivan, State of New York, as follows;

SECTION 1. Title

This Local Law shall be known as "A Moratorium prohibiting acceptance for review of new applications for High Density Residential Development in the Town of Bethel".

SECTION 2. Authorization

This Local Law is adopted and enacted pursuant to the authority and power granted by Section 10 of New York State Municipal Home Rule Law and Town Law, Article 16.

SECTION 3. Legislative Findings, Purpose, and Intent

The Town Board ("Board") of the Town of Bethel, New York ("Town") finds that there is a critical and compelling need and it is in the public interest to impose a moratorium on the review, and approval of any new applications including proposed high-density residential development, including high density multifamily dwellings, mixed use developments, conversion of seasonal dwelling communities, and major subdivisions ("high density multifamily development") in the Town.

The Town of Bethel has formed a committee to review and recommend updates to its Comprehensive Plan, which was last updated in 2006, to set the vision and establish priorities for development and infrastructure with a focus on the Town's future environmental sustainability, and community character while still providing the opportunity to provide an array of housing opportunities where appropriate.

The Board has determined that the Town's Comprehensive Plan is in need of review and possible revision and that the current zoning statute may not adequately provide for the appropriate balance between the need to preserve environmental resources while providing the necessary array of housing opportunities to meet the needs in the community and region. Smart sustainable land use in the Town requires that specific objectives, principles, policies, and standards be adopted for the immediate and long-range development of the Town. The Town's Comprehensive Plan Committee is considering the current and future community and regional needs for an array of housing opportunities, the existing and proposed location and intensity of land uses, the conservation of agricultural uses, the preservation of historic and culture resources, protection of natural resources and sensitive environmental areas, the consideration of population, demographic and socio-economic trends and future projections including the community character as well as the need to review appropriate transportation facilities, public and private utilities and infrastructure, among other factors.

In recent years the Town has been presented with increased development pressures as developers have proposed large-scale multifamily developments. In the year since the Town has undertaken the update to its Comprehensive Plan, two (2) large-scale multifamily mixed-use developments that have been approved totaling over 150 residential units, these impacts of these projects, individually and cumulatively, to the current infrastructure and environment of the Town have led to concerns regarding potential impacts to groundwater resources available for any potential future proposed development triggering the need for the Town to assess and determine what revisions to the comprehensive plan and zoning may be necessary to adequately address such areas of concern.

The purpose of this Local Law is to allow the Town of Bethel, Comprehensive Plan Committee, Planning Board, and Town Board sufficient time to review and update the Town's Comprehensive Plan while simultaneously considering appropriate zoning amendments to allow for a focused review of the existing and anticipated impacts of development and to adequately balance the need for an array of housing opportunities with the need to preserve and protect the existing unique and important environmental resources present in the Town of Bethel.

The Town Board hereby finds that the adoption of a Moratorium prohibiting acceptance for review of any new applications for High Density Development will best maintain the status quo while the Comprehensive Plan and Zoning Law are being updated to prevent interim development from frustrating the objectives of the study and update of the laws.

SECTION 4. Moratorium Imposed

A. Effective as of September 10, 2025, and continuing for twelve (12) months from the adoption of this local law, the Town Planning Board and Zoning Board of Appeals shall not accept for review any application seeking the approval of or a variance for any High Density Residential Development nor shall the Town Planning Board or Zoning Board of Appeals resume review of any applications seeking the approval of or variance for any High Density Residential Development deemed "inactive" as defined below.

1. High Density Residential Development – Shall include the terms "Multifamily Dwelling", "Mixed Use Development", "Major Subdivision", and/or "Conversion of Seasonal Dwelling Communities" as defined below.

- a. Multifamily Dwelling – all lands, buildings, structures and facilities, or any part thereof, which comprise a "Dwelling, Multifamily" or a "Dwelling, Two-Family" pursuant to § 345-5 of the Bethel Town Code with a density of over 2 dwelling units per acre where it is not located within the existing Kauneonga Lake Sewer District or existing Kauneonga Lake Sewer District Extension, excluding a standalone two-family dwelling on a single tax- parcel.
- b. Mixed Use Development – a parcel or parcels with common ownership that contain multifamily residential and commercial buildings or structures that are not located within the existing Kauneonga Lake Sewer District or existing Kauneonga Lake Sewer

SECTION 5. Hardship relief from Moratorium.

A. In order to prevent an unlawful taking of property and to prevent unnecessary injury or irreparable harm, the Town Board may grant limited relief from this Moratorium pursuant to the standards and requirements herein. An applicant seeking such relief shall be required to show by clear and convincing evidence, including credible dollars and cents proof, that the applicant cannot make reasonable use of its property for any of the uses permitted in the zoning district; that the Moratorium causes extraordinary injury or irreparable harm to the applicant; and that it would be unreasonable and unjust not to grant relief from the Moratorium. Any relief granted by the Town Board shall be the minimum necessary and the Town Board may impose conditions on any relief granted. All such applications shall be deemed Unlisted actions under SEQR.

B. In the event relief from the Moratorium is granted by the Town Board, the applicant may proceed to other Town board(s) to apply for required development approval(s). Notwithstanding any relief granted pursuant to this section, a development approval shall not be granted unless the approved application complies with all zoning, land use and other requirements in effect on the date of approval.

C. Procedure. An applicant may submit a written application to the Town Clerk, which application shall include a fee in the amount of \$1,000.00 for each tax map parcel seeking hardship relief. Within forty-five (45) days after receipt of a completed application, the Town Board shall schedule a public hearing on said application upon at least five (5) days published and posted written notice. At the public hearing, the applicant and any other parties wishing to present evidence with respect to the application shall have an opportunity to be heard. Within thirty (30) days after the close of the public hearing, the Town Board shall render its decision either granting, denying, granting in part or denying in part the application.

SECTION 6. Notice to applicants – New zoning regulations.

This section provides notice to all applicants and other persons that although any application authorized in the review process, the applicant proceeds at its own risk, because such application may be impacted by and may be denied because of new regulations adopted during or after the period of this Moratorium.

SECTION 7. Default approvals abolished.

To the extent that any provision of New York State Town Law imposes a time frame for action by a municipal entity, board or body so that a default approval will result from any inaction, the time for any action required by any Town Board, body, agency or other entity shall be and is hereby extended until this Moratorium and all extensions thereof have expired and have not been extended by the Town Board. Therefore, no default approval shall be deemed to have taken place with regard to any application for any approval concerning land use development by reason of this Moratorium being in effect.

District Extension. For the purpose of this Moratorium, Multifamily Dwelling is as defined herein.

- c. Major Subdivision – Includes all lands, buildings, structures and facilities, or any part thereof which comprise a “Major Subdivision” pursuant to § 300-9 of the Bethel Town Code that is not located within the existing Kauneonga Lake Sewer District or existing Kauneonga Lake Sewer District Extension.
- d. Conversion of Seasonal Dwelling Communities - Includes all lands, buildings, structures and facilities, or any part thereof which comprise Conversions of seasonal dwelling communities to multifamily and/or two-family dwellings as referenced in § 345-19(B)(3) of the Bethel Town Code that are not located within the existing Kauneonga Lake Sewer District or existing Kauneonga Lake Sewer District Extension.

2. Inactive Application – Any application to the planning Board and/or Zoning Board of Appeals for High Density Residential Development that has not been considered and discussed at any Planning Board meeting subsequent to September 1, 2024.

3. Active applications shall only be considered at a maximum density as presented to the Planning Board or Zoning Board of Appeals as of September 10, 2025, but nothing herein shall preclude the respective board from approving a project at a lower density after considering the applicable laws and regulations.

4. No suspended or revoked building permits shall be reinstated for the development of High-Density Residential Development located within the area of the Town of Bethel, except in accordance with this Local Law.

5. During the Moratorium implemented herein, 1) there shall be no granting or amendment of site plan approvals, subdivisions, special use permits, rezonings, that would have the effect of the establishment or construction of any new High Density Residential Development, 2) the Town of Bethel shall refuse to review or accept new applications involving the development of High Density Residential Development, and 3) the Town of Bethel reserves the right to rescind any approvals issued in violation of this Local Law.

6. This Moratorium shall be applicable to any and all High-Density Residential Development submitted after September 10, 2025. Any construction of Development which has been approved by the Town of Bethel prior to such date shall not be subject to this Moratorium. Applications submitted prior to and active as of September 10, 2025, are allowed to proceed as proposed as of September 10, 2025, and shall not be subject to this Moratorium.

B. This Moratorium may be extended by one additional period of up to six (6) months by resolution of the Town Board upon a finding of need for such extension.

C. During the period of the Moratorium, the Town Board shall endeavor to adopt amended land use regulations pertaining to High Density Residential Development in the Town.

SECTION 8. Supersession of inconsistent laws, if any.

To the extent this local law is adjudged, by a court of competent jurisdiction, to be inconsistent with any provision of the Town zoning code or with any provision of Article 16 of the state Town Law, including but not limited to §§130, 261, 262, 263, 264, 265, 267, 267-a, 267-b, 268, 269, 274-a, 274-b, 276, 277, 278 and 279, or with any other provision of law that the Town may supersede pursuant to the state Municipal Home Rule Law and the New York State Constitution, then this Local Law shall supersede any such provision and section.

SECTION 9. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.5 (30) this Local Law is classified as a Type II action which requires no further review under the State Environmental Quality Review Act.

SECTION 10. Severability.

If any section, part of provision of this Local Law or the application thereof to any person or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the section, part, provision or application directly and expressly adjudged invalid and directly involved in the litigation in which such judgment is rendered, and such judgment shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances. The Town Board declares that it would have adopted this Local Law, or the remainder thereof had such invalid provision or invalid application been apparent.

SECTION 11. Effective date. This Local Law shall take effect upon filing with the Secretary of State. Notwithstanding said effective date, the Moratorium authorized by this Local Law shall take effect as of September 10, 2025.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Moratorium on High Density Residential Development			
Project Location (describe, and attach a location map): Town of Bethel - Townwide			
Brief Description of Proposed Action: The moratorium will temporarily restrict the review of applications for high density residential development in the Town. The moratorium will serve as a temporary stop gap to provide the Town the opportunity to review and possibly revise the Town's comprehensive plan and to potentially amend the Town's Zoning Code to balance the need for housing with the need to protect the Town's environmental resources, at which time any amendments will be subject to additional State Environmental Quality Review Act review.			
Name of Applicant or Sponsor: Town of Bethel Town Board		Telephone: (845) 583-4350	
		E-Mail:	
Address: 3454 State Route 55			
City/PO: White Lake		State: New York	Zip Code: 12786
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Town of Bethel Daniel Sturm</u> Date: <u>9/15/2025</u> Signature: <u>[Signature]</u> Title: <u>Town Supervisor</u>		

The purpose of this Local Law is to allow the Town of Bethel, Comprehensive Plan Committee, Planning Board, and Town Board sufficient time to review and update the Town's Comprehensive Plan while simultaneously considering appropriate zoning amendments to allow for a focused review of the existing and anticipated impacts of development and to adequately balance the need for an array of housing opportunities with the need to preserve and protect the existing unique and important environmental resources present in the Town of Bethel.

The Town Board finds that the adoption of a Moratorium prohibiting acceptance for review of any new applications for High Density Development will best maintain the status quo while the Comprehensive Plan and Zoning Law are being updated to prevent interim development from frustrating the objectives of the study and update of the laws.

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Bethel Town Board</u>	<u>9/15/2025</u>
Name of Lead Agency	Date
<u>Daniel Sturm</u>	<u>Town Supervisor</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>Asabelle Hayes</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Short Environmental Assessment Form Part 1 - Narrative Description of Intent of Town of
Bethel Moratorium on High Density Residential Development

The Town Board ("Board") of the Town of Bethel, New York ("Town") finds that there is a critical and compelling need and it is in the public interest to impose a moratorium on the review, and approval of any new applications including proposed high-density residential development, including high density multifamily dwellings, mixed use developments, conversion of seasonal dwelling communities, and major subdivisions ("high density multifamily development") in the Town.

The Town of Bethel has formed a committee to review and recommend updates to its Comprehensive Plan, which was last updated in 2006, to set the vision and establish priorities for development and infrastructure with a focus on the Town's future environmental sustainability, and community character while still providing the opportunity to provide an array of housing opportunities where appropriate.

The Board has determined that the Town's Comprehensive Plan is in need of review and possible revision and that the current zoning statute may not adequately provide for the appropriate balance between the need to preserve environmental resources while providing the necessary array of housing opportunities to meet the needs in the community and region. Smart sustainable land use in the Town requires that specific objectives, principles, policies, and standards be adopted for the immediate and long-range development of the Town. The Town's Comprehensive Plan Committee is considering the current and future community and regional needs for an array of housing opportunities, the existing and proposed location and intensity of land uses, the conservation of agricultural uses, the preservation of historic and culture resources, protection of natural resources and sensitive environmental areas, the consideration of population, demographic and socio-economic trends and future projections including the community character as well as the need to review appropriate transportation facilities, public and private utilities and infrastructure, among other factors.

In recent years the Town has been presented with increased development pressures as developers have proposed large-scale multifamily developments. In the year since the Town has undertaken the update to its Comprehensive Plan, two (2) large-scale multifamily mixed-use developments that have been approved totaling over 150 residential units, these impacts of these projects, individually and cumulatively, to the current infrastructure and environment of the Town have led to concerns regarding potential impacts to groundwater resources available for any potential future proposed development triggering the need for the Town to assess and determine what revisions to the comprehensive plan and zoning may be necessary to adequately address such areas of concern.



Sullivan County 911 Communications EMS Dispatch Report August 2025



Ambulance Agencies	Jeffersonville	Cohecton	Livingston Manor	Lumberland	Mountaindale	Tusten	Neversink	Rock Hill	Roscoe/Rockland	Bethel	Woodbourne	Manakating	Highland EMS	Upper Delaware	Grahamsville	Catskill Hatzalah	Empress	County EMS	Total
Call Type																			
Abdominal Pain	0	0	4	0	1	2	1	1	0	2	1	11	0	0	0	0	19	13	55
Allergic Reaction	1	0	2	2	0	0	0	0	1	5	0	2	5	0	0	1	4	12	35
Animal Bite	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4	0	6
Assault/Sexual Assault	0	0	1	0	0	0	0	2	0	3	1	2	0	0	0	1	7	3	20
Back Pain	0	0	2	1	0	0	0	0	0	4	0	1	0	0	0	0	8	5	21
Breathing Problems	2	0	4	2	3	4	2	3	0	6	1	17	4	0	2	3	46	54	153
Burns / Electrical	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Cardiac Arrest	2	0	0	0	0	1	0	0	0	4	0	1	0	0	0	0	2	6	16
Cardiac Problem	1	0	1	0	0	0	0	1	0	3	0	5	0	0	0	1	9	11	32
Chest Pain	2	0	8	0	3	1	1	1	1	9	2	8	1	0	2	8	40	40	127
Choking	0	0	0	0	0	0	2	1	1	0	1	2	1	0	0	1	7	7	23
Diabetic	0	0	1	0	0	2	0	1	0	2	0	2	2	0	1	2	10	7	30
Drowning/Water Related	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0	3
Eye Problems	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Fall	10	2	15	1	2	3	6	5	1	11	6	15	3	4	2	4	56	48	194
Headache	0	0	1	0	0	0	1	0	0	2	0	0	0	0	0	0	8	3	15
Heat/Cold Emergencies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hemorrhage/Laceration	1	0	1	0	0	3	0	1	0	3	0	3	3	0	0	1	10	9	35
Inaccessible/Entrapment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medical Facilities	0	0	11	0	1	0	2	9	1	9	2	2	0	0	0	0	48	34	119
Mental Emergencies	0	0	7	1	0	1	3	3	0	3	2	4	1	2	1	1	32	8	69
MVA	3	1	1	4	2	2	3	6	2	10	5	8	0	1	1	30	50	43	172
Overdose	0	0	3	0	2	0	0	1	0	2	0	1	0	1	0	2	21	14	47
Poisoning/HAZMAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pregnancy	0	0	2	0	0	0	0	0	0	0	1	1	1	0	0	0	5	3	13
Seizures	1	0	3	1	1	1	1	4	1	7	2	3	2	0	0	3	18	26	74
Sick Person (Gen. Ill)	8	1	15	2	5	4	11	9	5	19	7	27	6	6	3	2	139	77	346
Stab/GSW	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	2	5
Stroke(CVA)	3	0	2	1	0	2	1	0	0	3	0	6	1	0	1	1	10	13	44
Trauma	1	0	3	2	2	0	1	1	1	8	1	0	3	1	2	1	9	11	47
Unconscious/Fainting	2	0	6	3	0	2	4	1	3	10	2	5	6	1	1	4	34	38	122
Unknown Medical	0	0	3	0	1	6	1	3	0	6	3	6	0	0	1	2	18	16	66
Mutual Aid	0	5	0	4	3	2	1	18	6	1	14	12	1	2	12	0	125	0	206
Standby	0	2	1	6	1	0	1	0	0	2	2	0	1	4	0	3	3	1	27
Agency Totals	37	13	97	30	27	36	43	71	23	135	53	144	44	22	29	72	744	504	2124



Sullivan County 911 Communications **Law Enforcement Activity Report** **August 2025**



	Sheriff	NYSP	LPD	MPD	FPD	WPD	EnCon	DEC	NYC DEP	NPS	Totals
Assist EMS	20	59	14	53	12	1	0	0	1	2	162
Assist Fire	12	26	1	30	3	0	0	0	2	1	75
P-101 Abduction	0	0	0	0	0	0	0	0	0	0	0
P-102 Abuse/Abandonment/Neglect	0	0	0	0	0	0	0	0	0	0	0
P-103 Administrative	0	1	0	0	0	0	0	0	0	0	1
P-104 Alarms	2	6	0	0	0	0	0	0	0	0	8
P-105 Animal	5	16	1	1	4	0	0	0	2	0	29
P-106 Assault/Sexual Assault	1	2	0	2	2	1	0	0	0	0	8
P-107 Assist Other Agency	3	2	1	1	0	0	0	0	0	0	7
P-108 Bomb Found/Susp Package	0	0	0	0	0	0	0	0	0	0	0
P-109 Bomb Threat	0	0	0	0	0	0	0	0	0	0	0
P-110 Burglary	3	1	2	0	0	0	0	0	0	0	6
P-111 Damage/Vandalism/Mischief	1	3	0	0	0	0	0	0	0	0	4
P-112 Deceased Person	0	0	0	0	0	0	0	0	0	0	0
P-113 Disturbance	40	59	13	40	18	1	0	0	0	1	172
P-114 Domestic Violence	33	81	14	20	13	2	1	0	4	0	168
P-115 Driving Impaired	0	2	0	1	0	0	0	0	0	0	3
P-116 Drugs	0	2	0	0	0	0	0	0	0	0	2
P-117 Explosion	0	0	0	0	0	0	0	0	0	0	0
P-118 Fraud/Deception	0	0	0	0	0	0	0	0	0	0	0
P-119 Harassment/Stalking/Threat	1	4	1	1	0	0	0	0	0	0	7
P-120 Indecency/Lewdness	0	1	0	0	0	0	0	0	0	0	1
P-121 Mental Disorder	11	38	6	12	4	0	0	0	2	0	73
P-122 Miscellaneous	1	17	0	1	1	1	0	0	0	0	21
P-123 Missing/Found Person	6	4	0	2	0	0	0	0	0	2	14
P-124 Officer Needs Assistance	4	5	0	4	0	0	0	0	0	0	13
P-125 Public Svc	12	31	1	4	5	2	0	0	0	0	55
P-126 Robbery/Carjacking	0	2	1	1	0	0	0	0	0	0	4
P-127 Suicidal Persn/Att Suicide	0	3	0	0	0	0	0	0	0	0	3
P-128 Supplemental	0	32	0	0	0	0	0	0	0	0	32
P-129 Susp/Wanted Pers/Veh	7	17	4	6	4	2	0	0	0	0	40
P-130 Theft (Larceny)	7	6	0	1	2	1	0	0	0	0	17
P-131 MVA	50	109	9	19	34	3	1	0	4	0	229
P-132 Traffic Violation/Hazard	39	93	3	6	14	1	3	0	1	0	160
P-133 Trespassing/Unwanted	8	17	2	11	6	1	0	0	0	0	45
P-134 Unknown Problem	16	15	3	8	11	1	0	0	0	0	54
P-135 Weapons/Firearms	4	6	0	3	2	0	0	0	0	0	15
P-Abandoned Call	103	205	20	61	88	10	1	0	0	0	488
P-Responder Safety	0	0	0	0	0	0	0	0	0	0	0
Transfers	88	208	18	54	60	N/A	N/A	N/A	N/A	N/A	428
Totals	477	1073	114	342	283	27	6	0	16	6	2344



Sullivan County 911 Communications

Fire Dispatch Report August 2025



Call Types	Departments																																Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
	Beverly Valley	Bloomburg	Callicoon	Callicoon Center	Clayville	Forestburgh	Grahamsville	Hanlin	Highland Lake	Hortonville	Hurleyville	Jeffersonville	Kearneysville	Kearneysville Lake	Kenasa Lake	Lake Huntington	Lake	Liberty	Lithington Manor	Long Eddy	Luch Sheldrake	Lumberland	Menicella	Mountaindale	Nanticokeburg	Neversink	North Branch	Rock Hill	Roscoe Rockland	Smallwood	Mongaup Valley	Fallsburg		Summitville	Swan Lake	Westbrookville	White Lake	White Sulphur Springs	Woodbourne	Woodridge	Wurtsboro	Youngsville	Yulan																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Activated Alarm	3	6	0	3	0	3	0	0	0	0	5	7	6	2	2	3	3	20	0	0	1	10	3	46	4	3	1	2	5	0	3	9	2	4	0	0	0	0	0	0	0	0	0	0	0	175																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Aircraft Emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Bomb Threat/Found	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Brush Fire	0	1	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	14																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Ceiling Pump Out	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
CO Detector	0	3	0	0	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Drowning/Water Rescue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Dumpster/Trash Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Explosion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
HAZMAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Investigation	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
I2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Medical	0	0	2	4	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	3	45	0	0	1	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	13																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Miscellaneous	0	1	0	1	0	0	0	0	1	0	0	0	0	2	1	0	1	0	0	0	0	0	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
MVA	0	9	0	0	1	3	1	1	0	0	3	2	0	1	1	0	3	1	0	2	3	22	2	0	1	0	6	1	2	11	1	3	1	1	1	3	1	0	0	0	0	0	0	0	0	0	0	87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Mutual Aid	0	1	3	1	0	1	4	3	17	2	4	4	0	1	2	0	0	0	0	0	0	4	4	0	5	2	0	0	2	1	12	1	0	0	0	3	0	0	1	15	2	1	3	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Odor of Gas/Gas Leak	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Public Service Call	0	2	2	0	0	0	0	2	0	0	1	0	1	0	1	0	0	0	0	0	0	1	7	1	0	0	0	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Rascals	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Search for Lost Person	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Structural/French Collapse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Structure Fire	0	1	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	1	7	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0	1	1	4	0	1	0	0	25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Traffic/Fire Police	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Tree/Wires/Pole	0	4	0	0	0	0	2	1	1	0	0	0	0	0	0	0	0	3	2	0	1	0	2	8	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0</

All data accurate +/- 2%

EDWARD MCANDREW, P.E.
COMMISSIONER

TEL. 845-807-0261
FAX 845-807-0335



COUNTY OF SULLIVAN
DIVISION OF PUBLIC WORKS
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

September 19th, 2025

Honorable Frank DeMayo, Supervisor
Town of Liberty
120 North Main Street
Liberty, NY 12754

Subject: County Road 72 (Lieutenant J.G. Brender Highway) Road Closure
Repair of Roadway Embankment

Dear Supervisor DeMayo:

The Sullivan County Division of Public Works will close a section of County Road No. 72 (Lieutenant J.G. Brender Highway) starting on October 1st, 2025 to facilitate the repair of a failing section of road embankment. The road will remain closed for about (5) weeks until November 6th, 2025. The period of time may be extended as needed due to the weather or other unforeseen circumstances which may affect the road embankment repair. The Ferndale Transfer Station will remain open as per normal schedule.

The Detour Route shall utilize County Road No. 71 (Ferndale Rd.), County Road No's. 15 & 14 (State Route 55) and County Road No. 74 (Stanton Corners Rd.). The Sullivan County Division of Public Works will post all necessary signage.

A copy of the Certificate for closing a highway is attached along with a detour map.
An additional copy of both have also been sent directly to the Town Clerk for filing in their office.

If you have any questions or require any further information, please call me at (845) 807-0274

Sincerely,

Dermot P. Dowd, L.S.
Civil Engineer

Encls.

Honorable Frank DeMayo, Supervisor
September 19th, 2025
Page 2

Cc:

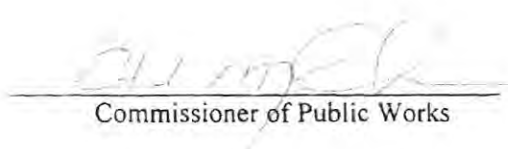
Hon. Laurie Dutcher, Town of Liberty Clerk
Hon. Matt Dewitt, Town of Liberty Highway Superintendent
Hon. Joe Perrello, Chair, Sullivan County Public Works Committee
Hon. Brian McPhillips, Vice-Chair, Sullivan County Public Works Committee
Joshua Potosek, Sullivan County Manager
Michelle Huck, Assistant Sullivan County Manager
Edward McAndrew, P.E., Commissioner, Sullivan County DPW
Mark Witowski, Deputy Commissioner, Sullivan County DPW
Ryan Brown, Deputy Commissioner, Sullivan County DPW
Hon. Michael Schiff, Sullivan County Sheriff
Nadine Bury, Confidential Secretary to the Sheriff
Capt. Kyle Kroger, N.Y.S. Police, Troop F Zone 1 Commander, Liberty
Scott Schulte, Sullivan County Commissioner of Public Safety
John Hauschild, Sullivan County Fire Coord.
Alex Rau, E-911 Coord.
Chief Beat Birrer, Liberty Fire Department
Chief Tim Eronymous, Swan Lake Fire Department
Empress EMS (formerly Mobilemedic)
Catskill Hatzalah
Laurene M. McKenna, Assistant Superintendent for Business (Transportation)
Liberty Central School District
U.S Post Office, Ferndale (via mail)
U.S Post Office, Swan Lake (via mail)
Ed Mall, P.E, Resident Engineer., NYSDOT Monticello

CERTIFICATE OF CLOSING HIGHWAY
(HIGHWAY LAW 104)

To the Town Clerk of the Town of Liberty

This is to certify that, effective 8:00 (AM, ~~PM~~) on October 1, 2025, the undersigned, Commissioner of Public Works of the County of Sullivan will close the section of County Road No. 72 (Lieutenant J.G. Brender Highway) in the Town of Liberty, Sullivan County. It is necessary to close the following described portion of said highway: to repair a failing section of roadway embankment in order to permit a proper completion of the work thereon under the provisions of Section 104 of the Highway Law.

Dated: 9/17/25



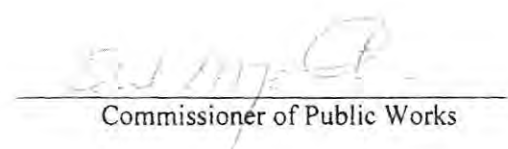
Commissioner of Public Works

NOTICE OF CLOSING HIGHWAY
(HIGHWAY LAW 104)

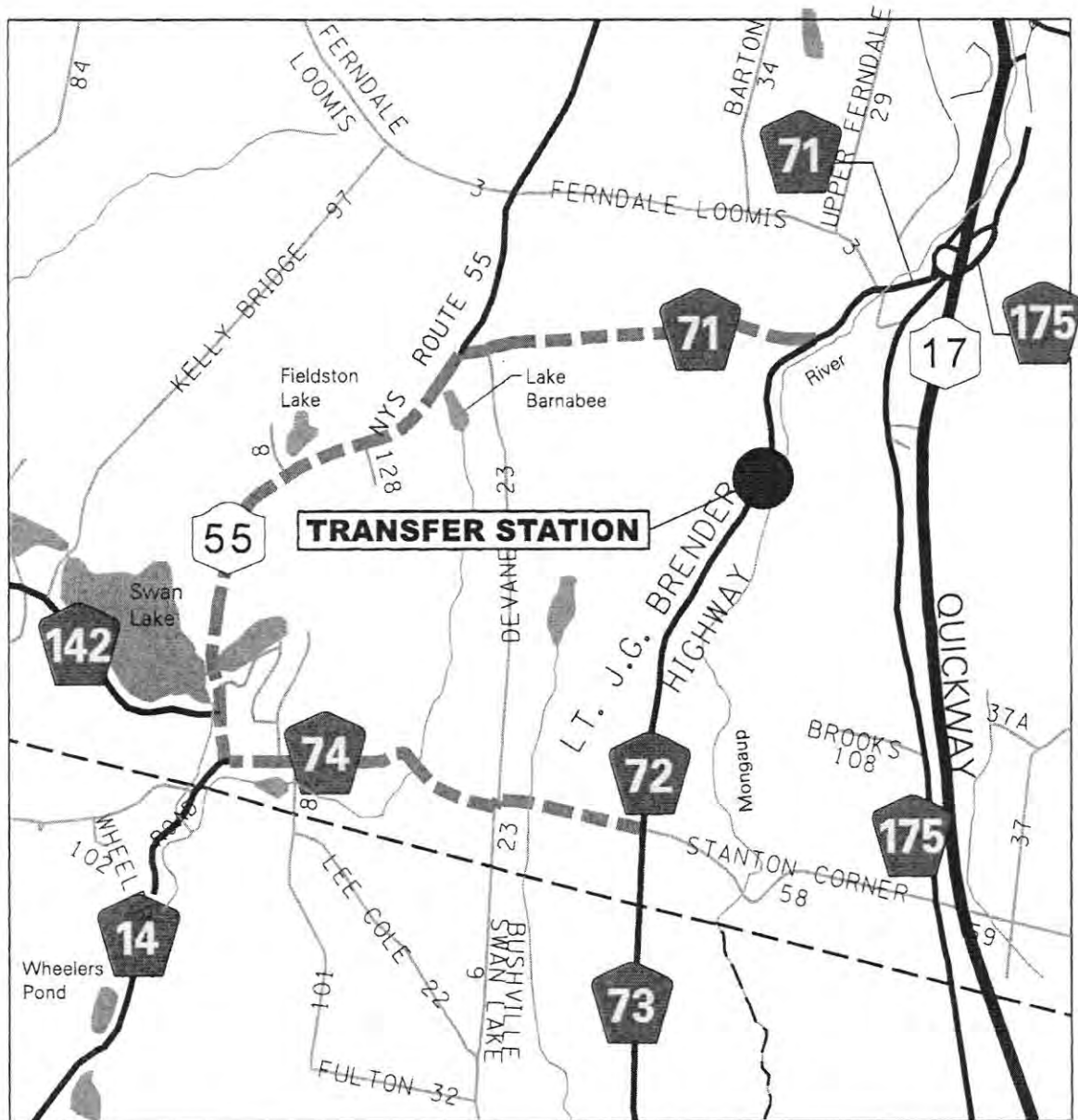
To the Superintendent of Highways of the Town of Liberty, County of Sullivan:

Pursuant to a Certificate, effective 8:00 (AM, ~~PM~~) on October 1, 2025, of which the foregoing copy, having been executed by me under the authority conferred by Section 104 of the Highway Law, and filed with the Town Clerk of the Town of Liberty, you are hereby notified of the closure of a portion of County Road No. 72 (Lieutenant J.G. Brender Highway) to public travel by the posting of conspicuous notices to the effect that the highway is closed and Sullivan County Division of Public Works shall, provide a detour for traffic in the following manner; The Sullivan County Division of Public Works shall provide all road closure signs and post a detour route utilizing County Road No. 71 (Ferndale Rd.), County Road No's. 15 & 14 (State Route 55) and County Road No. 74 (Stanton Corners Rd.).

Dated: 9/19/25



Commissioner of Public Works



DETOUR LENGTH: 4.6 MI.

LAT./LONG. COORDINATES: 41.7689°, -74.7460°



REV.	DESCRIPTION	APP'D	DATE
SULLIVAN COUNTY DIVISION OF PUBLIC WORKS EDWARD MCANDREW, P.E., COMMISSIONER			
COUNTY ROAD 72 LT. J.G. BRENDER HIGHWAY TOWN OF LIBERTY			
DESIGNED:	RVD	DETAILED:	RVD
CHECKED:		DPD	
DETOUR MAP			
BIN:	N/A	SCALE:	AS SHOWN
SHEET:		1 OF 1	

IN ACCORD WITH §7209 OF THE NEW YORK STATE EDUCATION LAW, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

From: Sarah N. Wilson <swilson@drakeloeb.com>
Sent: Wednesday, September 10, 2025 6:51 PM
To: libertydpw@hvc.rr.com; Laurie Dutcher, Town Clerk, CMC, RMC
Cc: supervisordemayo townofliberty.org
Subject: **PRIVILEGED & CONFIDENTIAL** - Siciliano v. Town of Liberty - Status Update
Attachments: SICILIANO - SJM Decision and Order.pdf

Hello Laurie and Matt,

We are pleased to report that Judge Galligan in Sullivan Supreme Court granted the Town's motion for summary judgment and dismissed the case. A copy of the decision is attached for your records.

As you may recall, this case stems from a building fire that occurred in the vicinity of 30-35 Chaffee Road on January 4, 2023. Plaintiff alleged that his property sustained significant damage as a result of the negligence of the responding fire departments, who allegedly arrived in an untimely matter and without an adequate water supply.

We moved for summary judgment on the basis that the Town had no duty to provide fire protection, and that the municipality did not control, operate, or maintain any fire district or fire department. Further, the Town had no special relationship with the plaintiff that would warrant the imposition of liability. The court determined that we satisfied our *prima facie* burden of entitlement to judgment as a matter of law and dismissed all claims and cross-claims as against the Town.

A big thanks to you both for the assistance you provided! Laurie's affidavit was essential to meeting our burden and being successful on the motion, and we appreciate you two being cooperative and helpful.

We are confident that the decision will not be appealed given prior communications from plaintiff's counsel to the court. However, we will diary the matter for 30 days and keep you updated.

Thanks again,

Sarah N. Wilson
Associate Attorney

DRAKE LOEB

555 Hudson Valley Avenue, Suite 100
New Windsor, New York 12553
(845) 561-0550
swilson@drakeloeb.com
www.drakeloeb.com

Please remember the environment before printing this email. 🌱

This communication is intended only for the listed addressee and may contain information that is privileged and confidential. If you are not the addressee listed above, any use, distribution or reproduction of this communication (including any attachments) is strictly prohibited. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY A REPLY EMAIL OR PHONE, AND PERMANENTLY DELETE THE ORIGINAL EMAIL AND ANY ATTACHMENTS FROM ALL STORAGE DEVICES WITHOUT RETAINING A COPY. THANK YOU.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN-----X
Vito Siciliano,

Plaintiff,

-against-

County of Sullivan, *et al*,Defendant.
-----X**Decision & Order**

Index No: E2024-509

Motion 3

Papers Considered:

NYSCEF Filings 67-71, 81¹

Appearances:

Donna Maria Lasher, Esq.

Sarah Wilson, Esq.

PO Box 1081

Drake Loeb PLLC

Rock Hill, NY 12775

555 Hudson Valley Avenue, Suite 100

For Plaintiff

New Windsor, NY 12553

For Defendant Town of Liberty

Galligan, J.

Plaintiff owns premises at 30 Chaffee Road and 35 Chaffee Road, Liberty, New York, which were damaged by fire on January 4, 2023. Plaintiff alleges various deficiencies and damages as a result of the actions of responding fire companies. Defendant Town of Liberty (hereinafter, "Town") now moves for summary judgment, submitting documentary proof that the Town does not provide fire protection services to any person or property in the town or exercise any control over the Liberty Fire District, the Liberty Fire Department or any other fire district or fire department.

"[T]he proponent of a summary judgment motion must make a *prima facie* showing of entitlement to judgment as a matter of law, tendering sufficient evidence to demonstrate the absence of any material issues of fact." *Alvarez v Prospect Hosp.*, 68 NY2d 320, 324 [1986]. "This burden is a heavy one and on a motion for summary judgment, facts must be viewed in the light most favorable to the non-moving party." *William J. Jenack Estate Appraisers and Auctioneers, Inc. v Rabizadeh*, 22 NY3d 470, 475 [2013]. If a moving party meets this burden, the burden then shifts to the non-moving party to "establish the existence of material issues of fact which require a trial of the action." *Vega v Restani Construction Corp.*, 18 NY3d 499, 503 [2012]; *see generally*, *Matter of Eighth Jud. Dist. Asbestos Litig.*, 33 NY3d 488 [2019]. Mere conclusions, expressions of hope, or unsubstantiated allegations or assertions are insufficient. *Zuckerman v City of New York*, 49 NY2d 557, 562 [1980].

The Town has made a *prima facie* showing of entitlement to judgment as a matter of law, tendering sufficient evidence to demonstrate the absence of any material issues of fact. Plaintiff and the other named defendants have not established the existence of any material issue of fact which would require trial of the action.² Accordingly, it is hereby

ORDERED that defendant Town of Liberty's motion for summary judgment dismissing the complaint against it is granted; *and it is further*

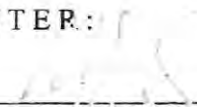
¹ In addition, the court considered documents filed in NYSCEF cited in the papers.

² By letter (NYSCEF Doc. No. 81), plaintiff indicated that the action would be discontinued as to defendant Town and provided a stipulation of discontinuance, signed by plaintiff's attorney. However, the stipulation was never fully executed by the remaining defendants or filed.

ORDERED that all crossclaims against defendant Town of Liberty are likewise dismissed.

The foregoing constitutes the Decision and Order of the Court. The signing of this Decision and Order shall not constitute entry or filing under CPLR § 2220. Counsel is not relieved from the applicable provisions of that rule regarding notice of entry.

Dated: September 9, 2025
Monticello, NY

ENTER: 

Hon. Megan K. Galligan, JSC

Pursuant to CPLR § 5513, an appeal as of right must be taken within thirty (30) days after service by a party upon the appellant of a copy of the judgment or order appealed from and written notice of its entry, except that when appellant has served a copy of the judgment or order and written notice of its entry, the appeal must be taken within thirty (30) days thereof.

To: Town of Liberty Supervisor Frank DeMayo and Confidential Secretary Nick Rusin
From: Dr. Hope Blecher Croney, resident
Re: September 11th Ceremony

Dear Mr. DeMayo and Mr. Rusin,

Hello. I am reaching out to you to share something so meaningful that I do not know if words will do justice to the feelings it has evoked.

At the Town of Liberty's September 11th Ceremony, I noticed the firefighters standing off to the side. There they stood, side by side, wearing their gear. There they stood. After the conclusion, people spoke to each other, passed by, and walked to their vehicles and left LaPolit Park. As my neighbor and I were walking into the parking lot, towards her car near The Star Bar, I paused to chat with Nick.

Picture this: me next to my neighbor, a few of the firefighters putting their gear in a vehicle, and Nick in between us. Nick turned towards them, they shook hands, and he thanked them for being at the ceremony and for their service. This personal outreach meant so much to me. As a resident of the Town of Liberty, this made me smile. As a Jewish female, I am aware of the religious protocols of the more observant Jewish males. That includes not shaking the hand of a female. I did wish them a Shana Tova, Happy New Year, which was heard. In some manner, Nick was a conduit.

From Supervisor DeMayo's opening song to the final handshake, each of us is a part of a chain reaction. This time it was a ripple of kindness and a symbol of unity. Thank you so much for the outreach and the seemingly small things that bring people together.

Sincerely,
Hope

Dr. Hope Blecher Croney
Hope's Compass
Resident of Parksville, NY



TOWN OF LIBERTY
NEW YORK
A Great Place to Work, Live and Play

Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)
(845) 2921310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Fiscal and Environmental Stress Rating

Attached is the 2024 Fiscal and Environmental Stress Rating for the Town of Liberty released by the NYS Comptroller's Office.

The Town of Liberty has received a Score Classification of "No Designation", meaning there is no indication of the Town being fiscally stressed.

The Town has also received a Score Classification of "No Designation" for Environmental Stress, which comprises of population changes, poverty, income levels and property values.

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*

Fiscal Stress Classification

County: Sullivan
MuniCode: 480346700000

Town of Liberty

Category	Indicator	Scoring	Fiscal Year End	
Year End Fund Balance	1 Assigned and Unassigned Fund Balance	General Fund and Highway Town-wide Fund 25 Points ≤ 0% 18.75 Points > 0% But ≤ 3.33% 12.50 Points > 3.33% But ≤ 6.67% 6.25 Points > 6.67% But ≤ 10% 0 Points > 10%	2024	Data Required Assigned and Unassigned Fund Balance (codes 915 & 917) Gross Expenditures Calculation Assigned and Unassigned Fund Balance + Gross Expenditures
	2 Total Fund Balance	General Fund and Highway Town-wide Fund 25 Points ≤ 0% 18.75 Points > 0% But ≤ 10% 12.50 Points > 10% But ≤ 15% 6.25 Points > 15% But ≤ 20% 0 Points > 20%	2024	Data Required Total Fund Balance (code 8029) Gross Expenditures Calculation Total Fund Balance + Gross Expenditures
Operating Deficits	3 Operating Deficit	Combined Funds 10 Points = Deficit < 0% in 3/3 Last Fiscal Years 6.67 Points = Deficit < 0% in 2/3 Last Fiscal Years 3.33 Points = Deficit < 0% in 1/3 Last Fiscal Years 0 Points = Deficit < 0% in 0/3 Last Fiscal Years	2022	Data Required Gross Revenues Gross Expenditures Calculation (Gross Revenues - Gross Expenditures) ÷ Gross Expenditures
			2023	Data Required Gross Revenues Gross Expenditures Calculation (Gross Revenues - Gross Expenditures) ÷ Gross Expenditures
			2024	Data Required Gross Revenues Gross Expenditures Calculation (Gross Revenues - Gross Expenditures) ÷ Gross Expenditures
Cash Position	4 Cash Ratio	Combined Funds 10 Points ≤ 50% 6.67 Points > 50% But ≤ 75% 3.33 Points > 75% But ≤ 100% 0 Points > 100%	2024	Data Required Cash and Investments (codes 200-223, 450, 451) Net Current Liability (codes 600-626, 631-637 & 639-668 less codes 280, 290, 295) Calculation Cash and Investments ÷ Net Current Liability
	5 Cash % of Monthly Expenditures	Combined Funds 10 Points ≤ 33.33% 6.67 Points > 33.33% But ≤ 66.67% 3.33 Points > 66.67% But ≤ 100% 0 Points > 100%	2024	Data Required Cash and Investments (codes 200, 201, 450, 451) Average Monthly Gross Expenditures (Gross Expenditures ÷ 12) Calculation Cash and Investments ÷ Average Monthly Gross Expenditures
Use of Short- Term Cash- Flow Debt	6 Short-Term Cash- Flow Debt Issuance	All Funds 5 Points > 15% 3.33 Points > 5% But ≤ 15% 1.67 Points > 0% But ≤ 5% 0 Points = 0%	2024	Data Required Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes) Total Revenues (General Fund Only) Calculation Short-Term Debt Issued ÷ Total Revenues (General Fund Only)
	7 Short-Term Cash- Flow Debt Issuance Trend	All Funds 5 Points = Issuance In Each of Last Three Years 3.33 Points = Issuance In Each of Last Two Years 1.67 Points = Issuance In Current Year 0 Points = No Issuance In Current Year	2022	Data Required Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes)
			2023	Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes)
			2024	Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes)

County: Sullivan
MuniCode: 480346700000

Town of Liberty

Category	Indicator	Scoring	Fiscal Year End	
Fixed Costs	8 Personal Services and Employee Benefits	All Funds (Except Capital Projects) 5 Points = Last Three Fiscal Year Average $\geq$ 75% 3.33 Points = Last Three Fiscal Year Average $\geq$ 70% But < 75% 1.67 Points = Last Three Fiscal Year Average $\geq$ 65% But < 70% 0 Points = Last Three Fiscal Year Average < 65%	2022	Data Required Personal Services and Employee Benefits Total Revenues Calculation Personal Services and Employee Benefits $\div$ Total Revenues
			2023	Data Required Personal Services and Employee Benefits Total Revenues Calculation Personal Services and Employee Benefits $\div$ Total Revenues
			2024	Data Required Personal Services and Employee Benefits Total Revenues Calculation Personal Services and Employee Benefits $\div$ Total Revenues
				Calculation (Average) 3 Year Average (Personal Services and Employee Benefits $\div$ Total Revenues)
	9 Debt Service % Revenue	All Funds (Except Capital Projects) 5 Points = Last Three Fiscal Year Average $\geq$ 20% 3.33 Points = Last Three Fiscal Year Average $\geq$ 15% But < 20% 1.67 Points = Last Three Fiscal Year Average $\geq$ 10% But < 15% 0 Points = Last Three Fiscal Year Average < 10%	2022	Data Required Debt Service Expenditures - Current Refunding Bond Proceeds (code 5792) Total Revenues Calculation Debt Service $\div$ Total Revenues
			2023	Data Required Debt Service Expenditures - Current Refunding Bond Proceeds (code 5792) Total Revenues Calculation Debt Service $\div$ Total Revenues
			2024	Data Required Debt Service Expenditures - Current Refunding Bond Proceeds (code 5792) Total Revenues Calculation Debt Service $\div$ Total Revenues
				Calculation (Average) 3 Year Average (Debt Service $\div$ Total Revenues)

Towns General Fund Combined Funds
 A, DA A, B, DA, DB, FX, G, SS, SW, ES, EW

Gross Revenues = Revenues and Other Sources
 Total Revenues = Revenues
 Gross Expenditures = Expenditures and Other Uses

Indicator points are rounded to two decimal places. Total points are rounded to one decimal place.

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Environmental Stress Classification

County: Sullivan
MuniCode: 480346700000

Town of Liberty

Fiscal
Stress

Category	Indicator	Scoring	Year	
Population	1 Change in Population	10 Points < -5% 6.67 Points < -2.5% But ≥ -5% 3.33 Points < 0% But ≥ -2.5% 0 Points ≥ 0%	2018	Data Required Population 9
			2023	Data Required Population 10
				Calculation (2023 Population Estimate - 2018 Population Estimate) ÷ 2018 Prior Population 11
Poverty	2 Percent of Households with Public Assistance	20 Points > 30% 13.33 Points > 25% But ≤ 30% 6.67 Points > 20% But ≤ 25% 0 Points ≤ 20%	2023	Data Required Households with Public Assistance Total Number of Households 3
				Calculation Households with Public Assistance ÷ Total Number of Households 15
Age	3 Percent of Population Under 18 & Over 65	10 Points > 50% 6.67 Points > 47.50% But ≤ 50% 3.33 Points > 45% But ≤ 47.50% 0 Points ≤ 45%	2023	Data Required Percent of Population Under 18 27
				Percent of Population 65 and Over 15
				Calculation Percent of Population Under 18 + Percent of Population 65 and Over 42
Tax Base	4 Percent Change in Home Value	20 Points < 0% 13.33 Points < 7.90% (50% x Consumer Price Index Calculation) 6.67 Points < 15.80% (Consumer Price Index Calculation) 0 Points ≥ 15.80% (Consumer Price Index Calculation)	2018	Data Required Median Value of Owner Occupied Housing 123 Housing Consumer Price Index (NY-NJ-PA Region) 29
			2023	Data Required Median Value of Owner Occupied Housing 187 Housing Consumer Price Index (NY-NJ-PA Region) 34
				Calculation (Property Value) (2023 Median Home Value - 2018 Median Home Value) ÷ 2018 Median Home Value 52
				Calculation (Consumer Price Index) (2023 Consumer Price Index - 2018 Consumer Price Index) ÷ 2018 Consumer Price Index 15
Income	5 Median Household Income	10 Points < 37,290 (150% x Federal Poverty Line (FPL)) 6.67 Points < 43,505 (175% x FPL) But ≥ 37,290 (150% x FPL) 3.33 Points < 49,720 (200% x FPL) But ≥ 43,505 (175% x FPL) 0 Points ≥ 49,720 (200% x FPL)	2023	Data Required Median Household Income 56 Federal Poverty Line (Family of 3) 24
Unemployment	6 Unemployment Rate	10 Points > 12% 6.67 Points > 10% But ≤ 12% 3.33 Points > 8% But ≤ 10% 0 Points ≤ 8%	2023	Data Required Unemployment Rate 5
State and Federal Aid	7 Reliance on State and Federal Aid	20 Points > 30% 13.33 Points > 20% But ≤ 30% 6.67 Points > 15% But ≤ 20% 0 Points ≤ 15%	2022	Data Required State and Federal Revenues (codes 3000-4999) - (codes 3960 & 4960) 509 Total Revenues (All Funds Except Capital Projects) 11,032
				Calculation State and Federal Revenues ÷ Total Revenues 4
			2023	State and Federal Revenues (codes 3000-4999) - (codes 3960 & 4960) 515 Total Revenues (All Funds Except Capital Projects) 11,554
				Calculation State and Federal Revenues ÷ Total Revenues 4
			2024	State and Federal Revenues (codes 3000-4999) - (codes 3960 & 4960) 576 Total Revenues (All Funds Except Capital Projects) 11,696
				Calculation State and Federal Revenues ÷ Total Revenues 4
			Calculation (Average) 3 Year Average (State and Federal Revenues ÷ Total Revenues) 4	
				To

*Indicator points are rounded to two decimal places. Total points are rounded to one decimal place.

Total Revenues = Revenues (Not Including Other Sources)

Point Range (Out of

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Significant Environmental Stress
Moderate Environmental Stress
Susceptible Environmental Stress
No Designation

Name: Town of Liberty

MuniCode: 480346700000

County: Sullivan

Fiscal Year End: 31-Dec

Year Last Filed: 2024

Enter data here and scroll down to see the projected fiscal stress scores

Fiscal Stress Financial Indicator Data Inputs				Data			Projection	
Financial Indicators	Components	Account Code(s)	Fund(s)	2022	2023	2024	Current Fiscal Year	Next Fiscal Year
1	Assigned Unappropriated and Unassigned Fund Balance	915 & 917	General Fund					
2	Total Fund Balance	8029		2,178,517	2,330,085	2,415,431		
1, 2	Gross Expenditures (includes transfers out)			3,231,203	3,527,850	3,847,642		
3, 5	Gross Expenditures (includes transfers out)		Combined Funds	4,267,912	4,486,959	4,685,198		
3	Gross Revenues (includes transfers in)			8,270,014	8,838,508	9,044,438		
6	Total Revenues (does not include transfers in)			9,578,066	9,981,526	10,205,488		
8, 9	Total Revenues (does not include transfers in)		General Fund	3,121,194	3,114,543	3,354,000		
4	Cash and Investments	200-223, 450 & 451	All Funds Except Capital Projects Fund	11,032,938	11,554,847	11,696,620		
5	Current Liabilities	200, 201, 450 & 451		6,613,223	8,120,854	7,931,152		
4	Taxes Receivable	600-626, 631-637, 639-663		6,612,523	8,120,154	7,930,402		
4	Short-Term Cash-Flow Debt	280, 290 & 295	All Funds	135,946	516,698	448,802		
6, 7	Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes Only			0	0	0		
8	Personal Service and Employee Benefits	Expenditure Object Codes: 1 (Personal Services) and 8 (Employee Benefits)		4,108,224	4,153,933	4,560,298		
9	Debt Service	Expenditure Object Codes: 6 (Debt Principal) and 7 (Debt Interest)	All Funds Except Capital Projects Fund	432,601	457,071	420,099		
9	Current Refunding Bond Proceeds	5792						

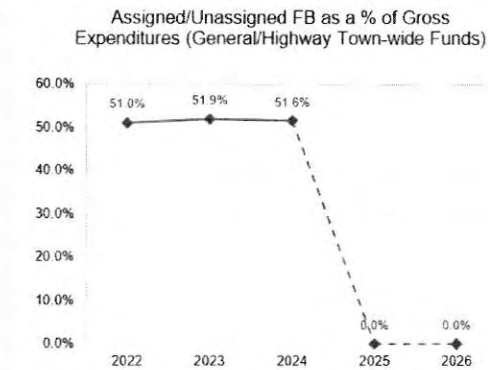
Financial Indicators	Fiscal Stress Financial Indicators	Public Scores			Projected Scores (Based on Data Elements Above)	
		2022	2023	2024	2025	2026
1	Assigned and Unassigned Fund Balance as a Percentage (%) of Gross Expenditures	0	0	0		
2	Total Fund Balance as a Percentage (%) of Gross Expenditures	0	0	0		
3	Operating Deficits	0	0	0		
4	Cash Ratio - Cash and Investments as a Percentage (%) of Current Liabilities	0	0	0		
5	Cash as a Percentage (%) of Monthly Gross Expenditures	0	0	0		
6	Short-Term Cash-Flow Debt Issuance as a Percentage (%) of Total Revenues	0	0	0		
7	Short-Term Cash-Flow Debt Issuance Trend	0	0	0		
8	Personal Service and Employee Benefits as a Percentage (%) of Total Revenues (3 year avg)	0	0	0		
9	Debt Service as a Percentage (%) of Total Revenues (3 year avg)	0	0	0		
Total Points*		0	0	0	0.0	0.0
Score Classification		No Designation	No Designation	No Designation	No Designation	No Designation

Towns	General Fund	Combined Funds	Revenue and Expenditure Definitions	Fiscal Stress Classification	Point Range (Out of 100 total pts)
				Significant	65 - 100
	A, DA	A, B, DA, DB, FX, G, ES, EW, SS, SW	Gross Revenues = Revenues and Other Sources	Moderate	55 - 64.9
			Total Revenues = Revenues	Susceptible	45 - 54.9
			Gross Expenditures = Expenditures and Other Uses	No Designation	0 - 44.9

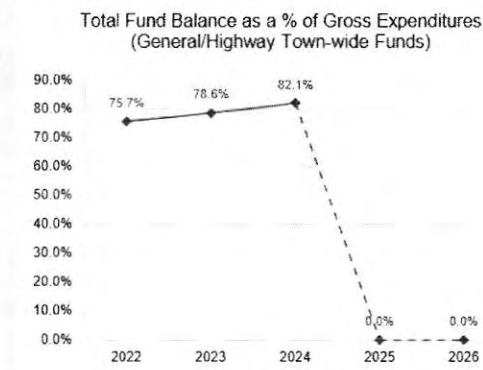
*Indicator points are rounded to two decimal places. Total points are rounded to one decimal place.
Data as of 8/29/2025
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Town of Liberty: Projected data for 2025 and 2026 are based on Projection Worksheet

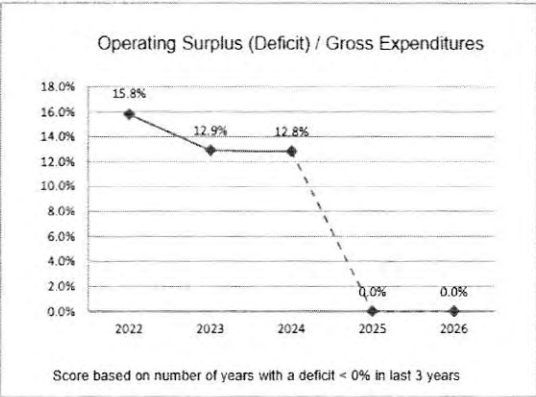
Indicator 1



Indicator 2



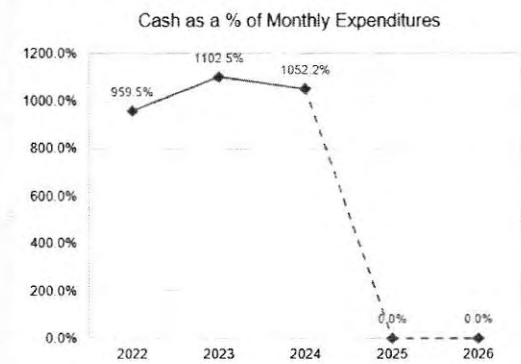
Indicator 3



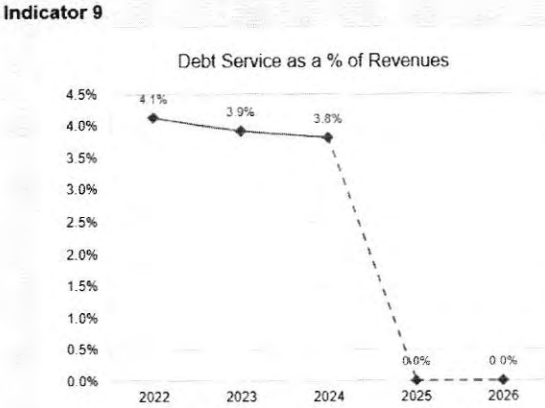
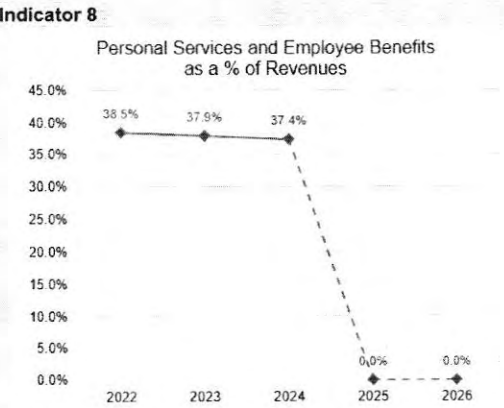
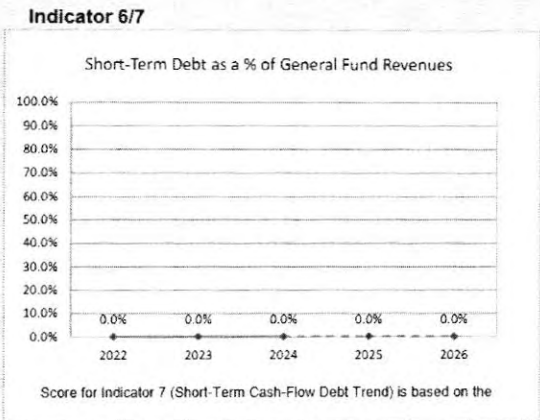
Indicator 4



Indicator 5



Town of Liberty: Projected data for 2025 and 2026 are based on Projection Worksheet

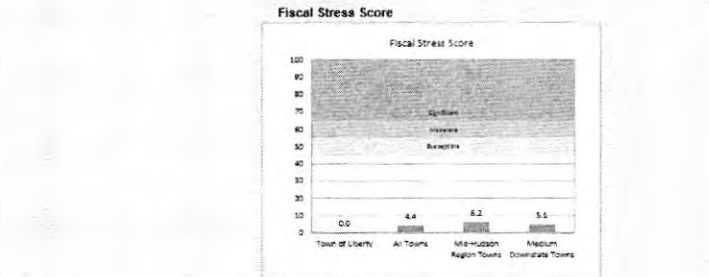


These graphs are provided for informational purposes. Calculations are based on the financial information provided by the municipality. The last two data points of each graph are based on projection numbers entered by the user. OSC takes no responsibility for the accuracy of the projection or the submitted financial information.

Data as of 8/29/2025

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Town of Liberty



This page provides graphical comparisons of financial indicators for the selected municipality against selected peer groups. Peer groups include data for municipalities for which current AUDs have been filed. The tables show the number of municipalities which are included in each selected peer group. Greater caution should be taken when the number of units in the comparison group is small.
Data as of 8/29/2025
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Name: Town of Liberty
MuniCode: 480346700000
County: Sullivan

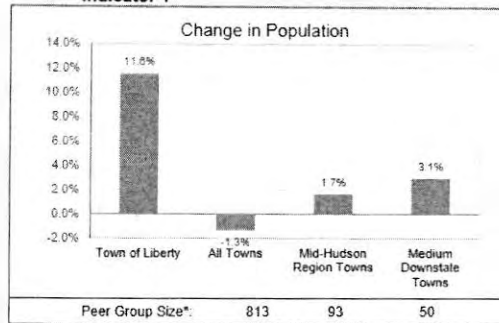
Fiscal Year End: 31-Dec
Year Last Filed: 2024

Fiscal Stress Environmental Indicators		Value		Score	
		2023	2024	2023	2024
1	Change in Population	11.46%	11.59%	0	0
2	Percent of Households with Public Assistance	22.79%	15.20%	6.67	0
3	Percent of Population Under 18 & Over 65	41.10%	42.30%	0	0
4	Percent Change in Home Value	32.06%	52.15%	0	0
5	Median Household Income	\$52,611	\$56,452	0	0
6	Unemployment Rate	7.40%	5.10%	0	0
7	Reliance on State and Federal Aid	4.19%	4.67%	0	0
		Total Points*		6.7	0.0
		Score Classification		No Designation	No Designation
		Environmental Stress Classification	Point Range (Out of 100 total pts)		
		Significant	50 - 100		
		Moderate	40 - 49.9		
		Susceptible	30 - 39.9		
		No Designation	0 - 29.9		

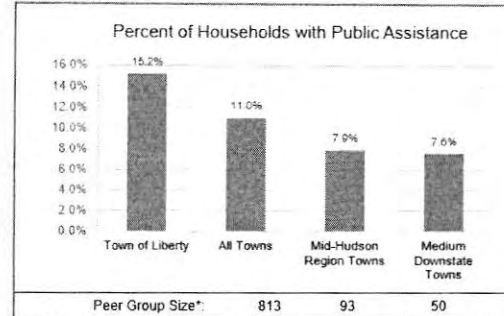
**Indicator points are rounded to two decimal places. Total points are rounded to one decimal place.*
Data as of 8/29/2025
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Town of Liberty

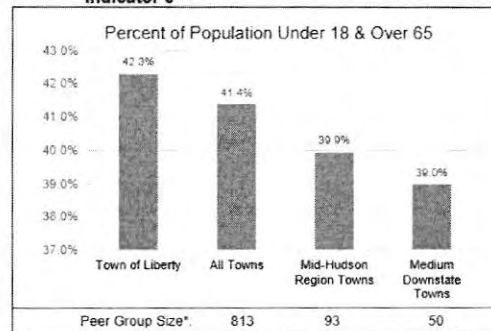
Indicator 1



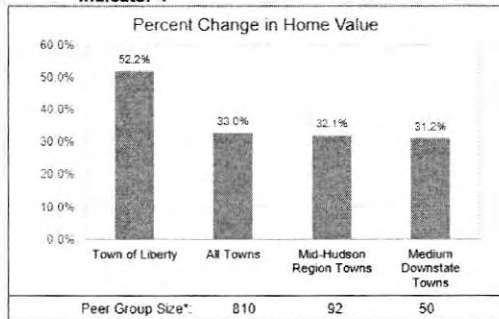
Indicator 2



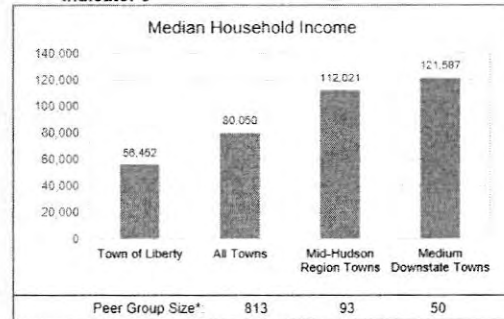
Indicator 3



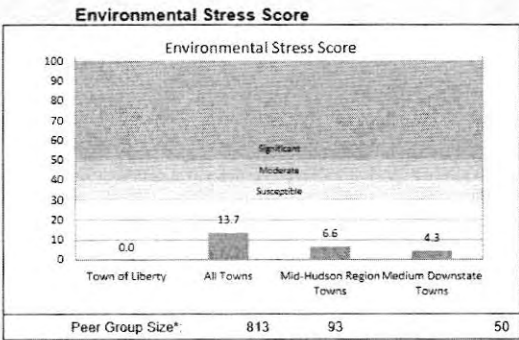
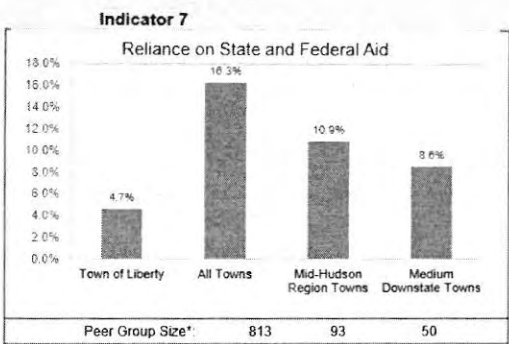
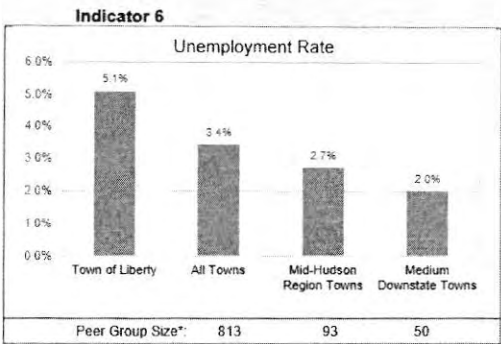
Indicator 4



Indicator 5



Town of Liberty



This page provides graphical comparisons of environmental indicators for the selected municipality against selected peer groups. Peer groups include data for municipalities for which current AUDs have been filed. The tables show the number of municipalities which are included in each selected peer group. Greater caution should be taken when the number of units in the comparison group is small.

*Peer group counts may slightly vary from indicator to indicator based on availability of data from various sources.

Data as of 8/29/2025

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Message Help Acrobat

Re: Celebrate 250 Years of America with NYAOT



Nick Benton <nbenton@nytowns.org>

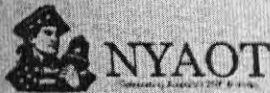
To: supervisordemayo@townofliberty.org; Libby Schirmer; info@nytown.org

Reply Reply

You replied to this message on 9/30/2025 3:22 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.



Congratulations
Your Town's Submission Has Been
Selected As a Finalist



THE BUILDERS OF AMERICA:
HOW TOWNS HAVE SHAPED OUR COUNTRY

Dear Frank & Kort,

Congratulations! — your town's submission has been selected as a **finalist** for our "Builders of America: How Towns Have Shaped Our Country" project!

We were truly fascinated by your essay, and we would love to take the next step by **filming a short segment in your town** to be featured in our upcoming documentary, which will premiere at our Annual Meeting.

Remind 62 Unread 2

Re: MANDIE COMPLAINT

Re: NOTICE: Harassment and Order of Protection Violation

All folders are up to date.

Connected to: Microsoft Exchange

supervisordemayo townofliberty.org

To: Wheeler, Kort
Cc: n.rusin townofliberty.org
Subject: FW: Celebrate 250 Years of America with NYAOT

Nice work Kort. I'll keep you posted should they move us forward

Frank DeMayo
Town of Liberty Supervisor
120 N Main Street
Liberty NY 12754
(845) 292-5111

Confidentiality Notice: This e-mail message, including attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments. Do NOT forward it to a third party without the written consent of the sender. The Town of Liberty is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you.

From: Nick Benton <nbenton@nytowns.org>
Sent: Tuesday, September 30, 2025 2:45 PM
To: supervisordemayo townofliberty.org <supervisordemayo@townofliberty.org>; Libby Schirmer <lschirmer@nytowns.org>; info@nytown.org
Subject: Re: Celebrate 250 Years of America with NYAOT

	<i>Congress</i> Your Town's Sub Selected A
	THE BUILDERS HOW TOWNS HAVE S

Dear Frank & Kort,

Congratulations! — your town's submission has been selected as a **finalist** for our "*Builders of America: How Towns Have Shaped Our Country*" project!

We were truly fascinated by your essay, and we would love to take the next step by **filming a short segment in your town** to be featured in our upcoming documentary, which will premiere at our 2026 Annual Meeting.

Here's what we're envisioning:

- A **30-minute setup** for cameras and lighting
- A **1 to 1.5 hour interview** with you or another town official, or long-time town resident
- Optional: **walkthrough footage** of key historical or scenic sites in your town
- All we would need is a **quiet indoor space** (such as an office or meeting room) to conduct the interview.

We'd also love to know if:

- You'd be willing to **help show us around** or suggest standout spots - we would love to grab some shots of you or other official answering some questions while walking through some of these historical sites
- There's **anyone else** in your town who might be great on camera or has a compelling story to add

If you're interested, we'll send you a **brief outline** of what to expect — including sample questions, structure, and more.

We're excited about the chance to feature your town's story and legacy!

Looking forward to hearing from you.

Nick Benton

Content Creation, Media Relations and Digital Services Specialist

Association of Towns

150 State St.

Albany, NY 12207



From: supervisordemayo@townofliberty.org <supervisordemayo@townofliberty.org>

Sent: Tuesday, September 30, 2025 7:55 AM

To: Nick Benton <nbenton@nytowns.org>; Libby Schirmer <lschirmer@nytowns.org>; info@nytown.org <info@nytown.org>

Subject: Celebrate 250 Years of America with NYAOT

Some people who received this message don't often get email from supervisordemayo@townofliberty.org. [Learn why this is important](#)
Good Morning All,

Thanks for the opportunity for Towns to share a story. We put our Town Historian to work and he put together this narrative to introduce everyone to the Town of Liberty.

The Town of Liberty, incorporated in 1807, is nestled in the Catskill mountains just ninety miles north of New York City. The town has not only played an important role in both our state's and nation's history but continues today as the release valve for the pressure cooker that is New York City.

Historically, Liberty has been a leader among towns in so many ways. Throughout the town's history Liberty has been welcoming to all religions and ethnicities when other areas were not. The cultural diversity shown here is unrivaled for a town of our size. A generation of entertainers got their start in Liberty at the world famous Grossinger Hotel during the "Borscht Belt" era. Grossingers started the all inclusive concept for hotels and inspired the movie "Dirty Dancing". Every day was a "Who's Who" of actors, sports stars, and political figures parading through the lobby of that grand hotel. Grossingers may have been the most famous, but countless more hotels were here providing the fresh air, clean water, and wonderful food that made Liberty the place to vacation. When air travel was in its infancy Otto Hillig's airplane, "Liberty", began its journey here; taking off from the local golf course en route to Copenhagen in 1931.

The fresh air of the mountains that pulled so many people here to vacation also brought many here to regain their health. The Loomis Sanitarium was one of the premier Tuberculosis treatment facilities in the early 20th century; combining the quality air, healthy living and accessibility from New York City.

As New York City grew in the late 1800 and early 1900's, Liberty was a key part of that growth. The numerous dairy and chicken farms provided much needed milk and eggs to residents there. The Ontario and Western Railroad provided those necessary provisions to the rapidly growing area.

The Town of Liberty is also resilient; although the hotels of the Borscht Belt are gone, this area remains popular with second homeowners in search of weekend getaways. The mountains provide that necessary relief of the daily stresses. Liberty's Parks and Rec department maintains two parks; Walnut Mountain and Hanofee park. Within these two parks are a town pool, softball fields, a soccer field, hiking trails, disc golf, sand volleyball, basketball, fishing and playgrounds. Pavilions are also available for use. The Town buzzes every weekend as people fill the area to look at the foliage, go fishing, hike the rail trail, take in a show or just to soak up the peace and quiet. Although only ninety miles, it can feel as if you are a world away.

The story of Liberty is not complete, the contributions that the Town of Liberty has made to the history of the State of New York, New York City and to the United States are subtle in ways and yet extremely valuable and continue to this day.

Thank you in advance for taking the time to consider the Town of Liberty for your documentary.

Sincerely

Kort Wheeler

Town of Liberty Historian

Be well and Enjoy your day!

Frank

Frank DeMayo
Town of Liberty Supervisor
120 N Main Street
Liberty NY 12754
(845) 292-5111

STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION
TRAFFIC OPERATIONS BUREAU

NOTICE OF ORDER

STUDY NO.: 925-0007

FILE: 48.15 - 52

TROOP: F

RECEIVED

OCT 02 2025

TOWN OF LIBERTY
TOWN CLERK'S OFFICE

THE DEPARTMENT OF TRANSPORTATION HAS FILED AN ORDER WITH THE SECRETARY OF STATE WHEREBY:

SECTION: 10 48.15 SUBDIVISION: (d) PARAGRAPH:

OF THE DEPARTMENT'S REGULATIONS IS ☒ ADDED ☐ AMENDED to read as follows: ☐ REPEALED

35 MPH on Route 52, between Crestview Drive and Sunset Lake Road, a distance of 0.9 +/- mile.

The above order will be effective upon the installation, modification or removal of the necessary traffic control device (s) required by and conforming to the State Manual of Uniform Traffic Control Devices.

8/5/2025

(DATE)

APPROVED BY: Anthony Signorelli, P.E.

(SIGNATURE)

Regional Traffic Engineer

(TITLE)

DESCRIPTION:

COUNTY: Sullivan

LOCALITY: Town of Liberty

OTHER RELATED ACTIONS ☐ NONE ☐

(Identify)

cc:

☐ CITY

☐ VILLAGE

☒ TOWN

☒ COUNTY SUPT.

☒ SHERIFF

☒ STATE POLICE

☐ PERMITTEE

☐

☒ REGION

☐ OTHER

9

POLICE DEPARTMENT

TRAFFIC ENGINEER

(Specify)

**Town of Liberty
Town Board Meeting
Swan Lake WWTP Upgrade and Expansion Project
Signing Authority Resolution**

Resolution # ____ -2025

October 6, 2025

**Board Resolution Authorizing the Signing and Submission of the
Northern Border Regional Council (NRBC) Catalyst Program Grant Application**

WHEREAS, Town of Liberty, Sullivan County, New York (hereinafter the "TOWN") has established the public benefit to residents in the Swan Lake Sewer District for the **Wastewater Treatment Plant (WWTP) Upgrade and Expansion Project** (hereinafter the "PROJECT"); and

WHEREAS, the PROJECT has been determined to be necessary and prudent to maintain continued regulatory compliance, to improve system reliability, ensure adequate capacity for future district needs, and to protect public health; and

WHEREAS, the total PROJECT cost is estimated at \$40 million; and

WHEREAS, the Town has so far secured a \$4.5 million grant award through the NYS Water Infrastructure Improvement Program (WIIA) program and a \$6.9 million grant award under the Bipartisan Infrastructure Law (BIL) program, with an additional \$6.6 million no interest BIL loan for the PROJECT; and

WHEREAS, to further reduce the financial burden of the PROJECT on District users, the Town wishes to pursue an additional \$1 million in grant funding through the Northern Border Regional Commission (NRBC) Catalyst program; and

WHEREAS, under the terms of the grant program, a resolution must be passed by the Town authorizing the signing and submission of the grant.

THEREFORE, BE IT RESOLVED THAT

1. The Town Board of the Town of Liberty authorizes, Frank DeMayo, the Town Supervisor to sign NRBC Catalyst funding application for the Swan Lake Upgrade and Expansion Project as well as additional forms and documents necessary to execute any and all agreements with the NRBC relative to the PROJECT;
2. Delaware Engineering, D.P.C. is authorized to submit the NRBC application on behalf of the Town.

Motion offered by: _____

Motion seconded by: _____

Roll Call Vote:

Dean Farrand – Council Member:	<u>Yes / No / Abstain / Not Present</u> (circle one)
Vincent McPhillips – Council Member:	<u>Yes / No / Abstain / Not Present</u> (circle one)
Bruce Davidson – Council Member:	<u>Yes / No / Abstain / Not Present</u> (circle one)
John Lennon – Council Member:	<u>Yes / No / Abstain / Not Present</u> (circle one)
Frank DeMayo – Town Supervisor:	<u>Yes / No / Abstain / Not Present</u> (circle one)

The motion **is/is not** (circle one) adopted.

I HEREBY CERTIFY THAT:

This Resolution is a true and accurate representation of the proceedings of the Town Board on this the 6th day of October, 2025.

Laurie Dutcher – Town Clerk
Town of Liberty, NY



DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073 / Fax: 607.432.0432
DelawareEngineering.com

Town of Liberty, NY October 6, 2025 Town Board Meeting Update on Projects

1. *Swan Lake WWTP Upgrade*

Key Status Updates and Items for Board Review and Consideration:

- **SPDES Permit Application and PER Review**
 - NYSDEC submitted a Notice of Incomplete Application (NOIA) via email to the Town with comments on the SPDES Permit Application and PERs (submitted May 9, 2025) that must be fully addressed complete application and development of a draft permit
 - Delaware is working to address these comments
- The 2025 NYS CFA Funding Round Award announcements anticipated in December 2025
 - WQIP up to \$10M, and CSC up to \$2M
- The 2025 Northern Border Regional Commission (NBRC) Grant Pre-application for up to \$1M was submitted on August 29, 2025
 - NBRC sent notification that the Town has been invited to submit a Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS), no later than 10/10/2025
 - **Consider resolution to submit application to apply for, accept, and expend grant funds from the Northern Borders Regional Commission (NBRC) Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS) by the 10/10/25 deadline**
- The Town team is working with Syracuse University Environment Finance Center and USDA to seek additional funding opportunities
- NYSEFC has released the hold on disbursements for engineering services
- Resume design (e.g., plans and specifications and Basis of Design Report) – On hold pending response to NOIA for the SPDES Permit Application and PERs and Notification of Complete Application

Critical Items Planned for the to Keep Moving the Project Forward

- Response to NOIA and comments on the SPDES Permit Application and PERs – **Under way**
- Resume design (e.g., plans and specifications and Basis of Design Report) – **On hold pending response to NOIA and comments on the SPDES Permit Application and PERs, and notification of complete application**

Project Funding/Financing Overview:

- Project Budget Overview
 - Proposed Project Budget = \$40 M
 - Current Project Funding = \$11.4M
 - Other Funding = \$ 0M (other funding opportunities e.g., WQIP, USDA-RD, & Enhanced. WIIA, NBRC, etc. under review)
 - Town Portion = \$28.6M (loan, may go down with other Funding)
- **Additional Funding Request – NYSDEC WQIP & CSC, and NBRC**
 - 2025 NYS CFA Funding Round deadline for applications was 7/31/25
 - **Two applications were submitted through the 2025 CFA to bridge the funding gap for**

28 Madison Avenue Ext.
Albany, NY 12203
518.452.1290

223 Main Street
Goshen, NY 10924
845.615.9232

548 Broadway
Monticello, NY 12701
854.791.7777

16 East Market Street
Red Hook, NY 12571
518.452.1290

14-20 Willett Avenue, #202
Port Chester, NY 10573
914.939.0380

DELAWARE ENGINEERING, D.P.C.

the SL WWTP Upgrade, requesting a total of \$12M

- **WQIP up to \$10M for project that improve water quality, promote flood risk reduction, restoration, and enhanced flood and climate resiliency**
- **CSC up to \$2M for reducing future flood-risk, including by relocating or retrofitting critical infrastructure (new headworks)**
- **2025 NYS CFA Funding Round Award announcements anticipated in December 2025**
- On 1/15/25 a meeting was held with NYSDEC WQIP Program Staff to discuss the project
 - The project scored well as a General WWTP Upgrade project
 - This project scored a total of 69 out of 115 points possible (Fallsburg was funded in 2024 with a total score of 75)
 - This project only scored 5 out of 40 points possible for Performance Measures for the 2024 program goals (disinfection, phosphorus reduction, watershed implementation, CSO, SSO, removal of onsite, septic systems, etc.).
 - Program goals can change each application year
 - There may be up to 5 points that the Town can gain for Climate Resilience. The Town is currently considering working through process to be a Climate Smart Community
 - 2025 scoring criteria is now available and does not appear to have changed since 2024
- Delaware continues to work with the Town seek additional funding to mitigate rate impacts prior to commencement of debt services/loan repayments in 2027-2028 (3-4 years out)
- **The Town team is working with Syracuse University Environment Finance Center and USDA to seek additional funding opportunities**
- On 7/16/25 the Town team met with Syracuse University Environmental Finance Center (SU-EFC) and USDA to discuss additional funding opportunities
- Delaware intends to continue to work with the Town and SU-EFC and USDA to seek more funding
- **The 2025 Northern Border Regional Commission (NBRC) Grant Pre-application for up to \$1M is submitted on August 29, 2025**
 - The Catalyst Program is designed to stimulate economic growth and improve rural economic vitality funding a broad range fund a broad range of projects including modernizing and expanding water and wastewater systems
 - **On September 2, 2025 NBRC sent notification that the Town has been invited to submit a Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS), no later than 10/10/2025**
 - **The NBRC requires a formal approval from the applicant's legal authority to allow an executive, called the "Authorized Official," to sign all NBRC investment documents on the applicant's behalf. Applicants must submit this approval in the form of an Authorized Official Resolution with the application. Only the authorized official specified in the resolution can sign NBRC documents that legally bind the applicant.**
 - **We recommend that the Town consider the resolution attached, based on the Example Authorized Official Resolution Municipal Resolution Resolution Example to submit application to apply for, accept, and expend grant funds from the Northern Borders Regional Commission (NBRC) Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS)**
- **Should the Village agree with our recommendation, then we recommend the following:**
 - **Adopt the attached resolution to submit to apply for, accept, and expend grant funds from the Northern Borders Regional Commission (NBRC) Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS)**
- Request to Modify an EFC Funding Agreement
 - **An updated PFA Modification Request package (to the September 2024 request package) was submitted to NYSEFC on 7/17/25**
 - The Town met with NYSEFC on July 8, 2025 to discuss the Project Finance

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Agreement (PFA) Modification request that was submitted in September 2024. The Town was asked to advise NYSEFC of any updates or changes to the September 2024 package. In response to NYSEFC's request the letter and several attachments were updated

- The only substantial change to the package was related to the Anticipated Project schedule (no cost change). The revised package provided an updated Anticipated Project Schedule, updated status of the 202B and Bond Resolution, and Cash Flow Projection. We also included the original September 2024 Modification Request Package for reference
- **Resolve pause in disbursements for all project costs beginning in March 2025**
 - **On August 28, 2025 NYSEFC sent notification to the Town that NYSEFC has released the hold on disbursements for engineering services**
 - Current Project Financing Agreement = \$18M
 - A draft/unsigned Request to Modify an EFC Funding Agreement form and updated cost estimate on SRF Budget Form showing current and proposed budget increase to \$40M and an upgrade capacity increase from 0.686 to 0.960 MGD upgrade, as well as questions related to ER and design review schedule, was submitted to NYSEFC on 6/28/24. Comments, and responses to questions were as follows:
 - *The Town needs to sign the PFA mod request, the schedule extension needs to be included, and it should be submitted to the CWapply email address at the bottom of the form*
 - *EFC will need a new engineering report as soon as DEC confirms SPDES limits*
 - *EFC will coordinate with DEC to confirm who will be the lead agency for review and approval of the revised engineering report, BODR, plans and specifications.*
 - *EFC and/or DEC will not approve the revised ER/P&S until the new permit is finalized*
 - *EFC can start reviewing the design once draft permit limits are issued for public comment, but no review will be considered final until the final SPDES permit issued. Please check with DEC on their approval process.*
 - The final Request to Modify for a \$40M upgrade, signed by the Town Supervisor, including schedule and other additional information, was submitted to NYSEFC on September 17, 2024
 - NYSEFC is reviewing to evaluate possible opportunities for funding the additional amount
 - **Based on a call with NYSEFC on 11/7/24, a PFA for the revised project cost can't be issued until the PER Amendment is approved, which is contingent upon draft/final SPDES permit limits**
- **FFY 2025 IUP / Updated PFA for the Updated \$40M Project Budget/FFY 2026 IUP**
 - The Final Intended Use Plan (IUP) for clean water projects became effective on October 1, 2024.
 - This project is listed on the annual list with a Total Cost of \$40M, and is eligible for short term financing in FFY 2025 (October 2024 – September 2025), pending PFA Modification Request Approval (see Request to Modify an EFC Funding Agreement, above)
 - Project Listing Update System (PLUS) update is not needed for this project since it has a closed financing. (Confirmed with NYSEFC on 3/5/25)

Moving the WWTP Upgrade Project Forward

- **Professional Services Work**
 - **Working to respond to NOIA and comments on the SPDES Permit Application and PERs, and notification of complete application**
 - Resume design (e.g., plans and specifications and Basis of Design Report) – On hold pending response to NOIA and comments on the SPDES Permit Application and PERs, and notification of complete application
 - Information Session Regarding Swan Lake Waste Water Treatment Plant Upgrades was held on 5/28 @ 6:30 pm at the Swan Lake Fire House
 - At the June 3, 2024 meeting the Town agreed to a project budget of \$40M and a plant flow capacity capable of 960,000 gpd (maximum potential WWTP buildout using the existing oxidation ditches)
 - Final comprehensive NY-2A Application Form package and PER Package were submitted to NYSDEC and NYSEFC on 5/9/25
- **Preliminary Engineering Report (PER) Amendment No. 1:**
 - **Delaware is working to address NYSDEC comments on the PERs, see SPDES**

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Permit/NY-2A Application for Flow Expansion

- At the March 17, 2025 meeting the Town Board resolve to accept the Preliminary Engineering Report Amendment No. 1 (last revised March 10, 2025) for the Swan Lake WWTP upgrade, with a total project budget of up to \$40M and a plant flow capacity of up 960,000 gpd
- Complete PER package No. 1 and Final comprehensive NY-2A Application Form package were submitted to NYSDEC Permits on 5/9/25
- SPDES Permit/NY-2A Application for Flow Expansion
 - On August 27, 2025 NYSDEC submitted a Notice of Incomplete Application (NOIA) via email to the Town a with comments on the SPDES Permit Application and PERs that must be fully addressed complete application and development of a draft permit
 - Delaware is working to address these comments
 - Final comprehensive NY-2A Application Form package including a detailed response to the Notice of Incomplete Application, and complete PER Package was submitted to NYSDEC Permits and NYSEFC on 5/9/25
 - NYSDEC SPDES Permit is under review (assumed 6-month process)
 - We believe that NYSDEC Permits is almost done writing the permit, and will be contact the Town to review the draft permit after all comments on the SPDES Permit Application and PERs have been addressed
 - NYSEFC and NYSDEC will not review the engineering report documents or design until NYSDEC issues the draft permit to the Town for public comment
 - Conference call with NYSDEC on June 21, 2024 focusing on outfall location
 - The current outfall location and receiving waterbody (West Branch Mongaup River), which has been in place since 1984, is not the outfall location and receiving waterbody (tributary to the West Branch Mongaup) in the existing permit.
 - Affects Water Quality analysis and may affect discharge limits
 - A response to June 3, 2024 Notice of Incomplete Application (NOIA) was submitted to NYSDEC with the final comprehensive NY-2A Form application package on May 9, 2025 along with the PERs
 - Delaware River Basin Commission (DRBC)
 - The DRBC Application Form and check were mailed and email to DRBC on 7/10/25
 - The proposal is to expand the Swan Lake WWTP treatment capacity from 0.425 MGD to 0.96 MGD, the project constitutes a material change from that currently described in the Delaware River Basin Commission Comprehensive Plan (CP) and thereby requires modification of the CP in accordance with 18 CFR 401.8 of the DRBC Rules of Practice and Procedure
 - The purpose is to update the CP from when this project was last approved in 1986
 - At the 7/7/25 meeting the Town Board authorized the Town Supervisor to sign the DRBC Applicant's Statement – Application Fee Form and Director of Finance to issue a check for the Application Review Fee in the amount of \$639
- Project Schedule (updated October 1, 2025)
 - The Anticipated Project Schedule based on completion of design prior to draft effluent limits which are anticipated to be provided by NYSDEC in December 2025
 - A summary of the detailed schedule is as follows:

Task/Milestone	Timeframe Start to Complete	Date/Timeframe (A) / (T)
Design Completion (intermittent)	15-months	July 2024 – October 2025 (T)
NYSEFC Request to Modify an Existing PFA	Completed	September 2024 (A)
202(b) Process & Bond Resolution	Completed	February 2025 (A)

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Submit Final SPDES NY-2A Items	Completed	May 2025 (A)
Submit Preliminary Engineering Report	1-3 months	May 2025 (A)
Review & consider revising Schedule of Rates	12-months	January 2025 – December 2025 (T) Pending RCAP Recommendations
NYSDEC SPDES Permit Technical Review	6-months*	June – November 2025 (T)
WQIP CFA 2025 Application	2-months	June – July 2025 (A)
NYSEFC Pause in Disbursements	6 months	March – September 2025 (A)
Respond to NY-2A and PER Comments	1-2 Months	September – November 2025
Enhanced Public Participation (Env. Justice)	2-3 months	November 2025 – January 2026 (T)
NYSDEC SPDES Permit Draft Limits	1-month*	December 2025 (T)
NYSDEC SPDES Public Notice	1-2 months*	December 2025 – January 2026 (T)
NYSDEC & NYSEFC PER and Design Rev.	2-4 months*	December 2025 – March 2026 (T)
Complete Design	1-month	February 2026 (T)
NYSDEC SPDES Permit Finalized	1-2 months*	February – March 2026 (T)
Anticipated WQIP Award Announcement	3-months	January – March 2026 (T)
NYSDEC & NYSEFC PER Approval	1-month*	April 2026 (T)
NYSDEC & NYSEFC Design Approval	1-month*	May 2026 (T)
NYSEFC Revised PFA Approval Memo	1-2 months*	May – June 2026 (T)
Authorization to go to Bid from Town	1-month	July 2026 (T)
Close on Revised SRF Financing	1-2 months*	July – August 2026 (T)
Bidding	1-months	July 2026 (T)
Review Bids, Funding, and Revised Budget	1-month	August 2026 (T)
Town GO/NO GO	1-month	August 2026 (T)
Award	1-month	August 2026 (T)
Notice to Proceed	1-2 months*	September – October 2026 (T)
Construction	18-months	November 2026 – April 2028 (T)
Substantial Completion	1-month	March 2028 (T)
Construction Completion	1-month	April 2028 (T)
Revised Schedule of Rates is effective	1-month	August 2028 (T)
NYSEFC Long Term Loan Closing	1-month*	April 2029 (T)

* Gray shading denotes regulatory processes. Estimated timeframes for action, or review and approval periods subject to change. All subsequent anticipated dates shall be revised as necessary once regulatory approvals are obtained.

- **On-site Under Ground Fuel Tanks**

- **Nothing new this month**

- **NYSDEC is seeking backfees for each 5-year period that each tank was active.** Based on the fee schedule, capacity of tanks 1 and 2 was 1,500 gal, the back fee charges would be \$100 every five years from 1986 to 2011 or approximately \$500. From 2011 to present we are looking at \$300 for every five years or approximately \$900 for a total back fee charge of approximately \$1,400 – NYSDEC confirmed that fee is \$1,400
 - At the August 5, 2024 meeting the Town Board Authorize the Town Supervisor to sign the PBS Application Form, and for the Town Director of Finance to issue a check payable to NYSDEC for \$1,400 for the existing underground fuel stage tank registration application
 - Delaware picked up check from Cheryl and Application Form from the Town Supervisor and send into NYSDEC along with the tank registration application form
 - **Need to confirm with NYSDEC that the remaining section of the registration forms are properly completed**
 - **Final PBS Application and Application Fee will be submitted to NYSDEC**

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- Subcontract Work
 - Mechanical/HVAC Design Review – Jade Stone (MWBE) – Subcontract pending
 - Retaining a MWBE firm to provide mechanical/HVAC design review
 - Peer review of HVAC design
 - Updated proposal in September 2025
 - Contract execution under way
 - Preliminary basis of design meeting is being scheduled

2. *Swan Lake WWTP NYSDEC SPDES Permit Notice of Violation (NOV)*

Key Status Updates and Items for Board Review and Consideration:

- The revised NOV response letter (7/30/25) and revised SOC will be submitted on behalf of the Town in October 2025

Notice of Violation (NOV) Status Update

- A technical meeting was held with NYSDEC on 6/25/25 to review the status of proposed NOV work
- The meeting was productive – many questions were addressed and a general framework for moving forward was established
- NYSDEC has requested updated proposal and schedule for corrective actions, to service as a revision to the February 2025 NOV Response and SOC
- At this time, enforcement related to the NOV is being handled informally (i.e., not part of Consent Order or a SPDES permit condition), and NYSDEC has not initiated a formal enforcement action. This seems to be the case since the Town is voluntarily working to address non-compliance and the WWTP upgrade is planned
- Accordingly, the updated NOV Response and SOC will not be formally approved by NYSDEC, and will be reviewed and managed under the current NOV enforcement process
- On 6/30/25 a follow up meeting was held with WWTP Staff, W&S Dept. Liaison, and Town Supervisor to review temporary staffing and bar rack modification for rag removal.
- Based on the 6/30/25, at this time the Town is planning moving ahead with the following items (see in more detail and status updates below)
 - A. **INTERIM PROGRESS REPORT** – As planned, On-going, next due 10/1/25, will provide NOV Update
 - B. **SCREENINGS AND RAGS**
 - 1. Interim Improved Screenings Collection
 - a. Hire Additional Temporary Staff – Complete
 - b. Modification to the Existing Bar Rack – Complete, removed for offseason
 - 2. New Mechanical Screen – On hold
 - 3. Sewer Use Ordinance – As Planned, On-going by the Town
 - C. **FLOW**
 - 1. Confirm Accuracy of Flow Meters – Proceed as Planned, On-going
 - 2. Improve Enforcement of Flow Metering of Large Contributors – As Planned, On-going by the Town
 - D. **PROCESS PERFORMANCE**
 - 1. Provide More Aeration
 - a. Run up to 3 existing blowers as needed – As Planned, In Place
 - E. **SLUDGE WASTING**
 - 1. Conduct Temporary Dewatering – As Planned, In Place
 - 2. Additional Liquid Sludge Disposal – As Planned, In Place
- At the August 7, 2025 meeting the Town Board resolve to accept the 7/30/25 version of the SOC

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- **The revised NOV response letter and revised SOC will be submitted on behalf of the Town in October 2025**
- **Once the Town agrees, or if there are no comments within 3 days, the updated NOV Response letter and SOC can be submitted to NYSDEC**
- On December 20, 2024 NYSDEC the Town received a Notice of Violation letter for the Swan Lake WWTP Annual Compliance Inspection
- A NOV technical meeting was held on Wednesday 1/15/2025, and NYSDEC will be expecting in the form of a written response by Friday 2/14/25:
 - A proposal for dealing with screenings and rag removal at the Swan Lake SD STP and a commitment to a schedule for corrective actions so the facility may meet its permitted effluent limits during the summer of 2025
- The Department also expects the development of a revised Sewer Use Law that states a method for limiting rag generation with a control measure at sources, prior to discharge at the plant
- On February 10, 2025 Delaware Engineering requested that the Department consider granting the Town a two-week extension for the response to the NOV from 2/14 to 2/28
- NYSDEC approved this request and an extension to 2/28
- Delaware met with the Town on January 30, 2025 and February 19, 2025 to review NOV Items and Discuss the Plan forward
- At the February 19, 2025 meeting, the Town agreed to move forward with the following options:
- On February 24, 2025 Delaware met with NYSDEC to go over the proposed plan
- Delaware submitted the draft NOV Response package for Town review on 2/26/25
- The Town's NOV Response package was submitted to NYSDEC Region 3 – including Draft Schedule of Compliance – on February 28, 2025 deadline, and requested that the Department review the package, and then set up a meeting to discuss Department comments so that a final SOC can be agreed upon

NOV Work Status Update

A. INTERIM PROGRESS REPORT – As planned, On-going

1. **Complete 6/25/25**
2. **Next update due 10/1/25 (NOV Update)**

B. SCREENINGS AND RAGS

1. Interim Improved Screenings Collection
 - a. Hire Additional Staff – **Complete**
 - **Additional staffing for rag removal began on 8/15/25**
 - **Extra NOV related work done after 9/ /25**
 - b. Modification to the Existing Bar Rack – **Complete,**
 - **Temporary bar rack modification complete, removed for offseason**
 - **Plan to submit the bar rack information to NYSDEC along with the NOV update latter**
2. New Mechanical Screen – **Delaying to see results from Manual Improved Screening**
 - a. Delay proceeding with design for mechanical screen until after we see results of summer 2025 rags removal work with the goal to spend some more \$ on temporary staffing/more or different shift hours for existing staff for 3-4 months and not spend \$XXX,XXX on at mechanical screen that will not be needed after the upgrade
3. Sewer Use Ordinance – **As Planned, On-going by the Town**
 - **Delaware provided a draft SUO language for the rag control local law we developed using the existing flow monitoring code for users greater than 3,000 gpd average for Town review/revision/finalization on 7/10/25**
 - **No further work planned unless requested by the Town**

C. FLOW

1. Confirm Accuracy of Flow Meters – **As Planned, On-going**
 - **At the March 17, 2025 meeting the Town Board authorized the Town Director of Finance to issue a Purchase Order to Cyclops Process Equipment for work associated for the Swan Lake WWTP Notice of Violation, for the installation and configuration of a vendor supplied temporary doppler meter (and 1-month rental), and Town owned doppler meter to Confirm the Accuracy of the Flow Meters, at a cost of \$2,600**
 - **Flow meter onsite work completed 4/30/2025**

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- Rental meter set up to record for the month of May 2025
- Data analysis is under way with Town and flow meter vendor
- Flow summary to be included with the October 2025 NOV response
- Vendor believes that the permanent mag meter is more accurate and believes it should be used for reporting to NYSDEC
- **Vendor to pick up the rental meter**
- 2. **Improve Enforcement of Flow Metering of Large Contributors – As Planned, On-going by the Town**
 - No further work planned unless requested by the Town

D. PROCESS PERFORMANCE

1. Provide More Aeration
 - a. Run up to 3 existing blowers as needed – **As Planned, In Place, if/as needed**

E. SLUDGE WASTING

1. **Conduct Temporary Dewatering – Complete**
 - **Temporary Sludge Dewatering Services began in June 2025**
 - Operators ran the temporary belt process on an as needed basis
 - **Temporary dewatering facilities (i.e., belt press, etc.) was picked up on 9/17/25**
2. **Additional Liquid Sludge Disposal – As Planned, In Place, if/as needed**
 - Operators can also contact TAM to remove liquid sludge if/as needed

3. *Swan Lake WWTP USEPA SPDES Permit Notice of Violation (NOV)*

Key Status Updates and Items for Board Review and Consideration:

- **Nothing new this month**

Status Update

- Response letter to the Swan Lake WWTP received Notice of Significant Non-compliance was submitted to USEPA on May 2, 2025
- On 4/4/25 the Swan Lake WWTP received Notice of Significant Non-compliance from the USEPA Region 2
- At the April 7, 2025 meeting the Town Board resolved to authorize Delaware Engineering to provide engineering services to assist the Town to prepare a response to the Swan Lake WWTP USEPA Notice of Significant Non-compliance in accordance with the 2025 General Services Agreement

4. *Swan Lake Sewer System Evaluation/I/I EPG Study*

Key Status Updates and Items for Board Review and Consideration:

- **Cleaning and CCTV field work could occur in October 2025, plan to wait for some wet weather**
- **Town W&S Staff are now available provide flagging operations, instead of a subcontractor**
- **Grant Agreement (dated 8/25/26) executed, PER due by February 2027**

Project Status

- Grant Agreement Pending (see Project Funding below)
- Target areas for CCTV work identified
- Subcontract with CCTV subcontractor executed
 - SCDPW Work Permit executed on 5/5/25
- System component inventory of targeted areas is under way

Project Funding

- All required checklist items submitted to NYSEFC on 8/16/2024

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- Town Grant Agreement with NYSEFC is pending
- Grant Agreements expected 2-3 months following acceptable Scoping Call Outline (see below)
- Engineering Agreement with the Town was reviewed by NYSEFC and approved on 3/5/25
- A Scoping Call was held on 12/3/24 to review project outline with NYSEFC
 - EFC requested an update to the Project Scope to identify target areas in system and to include a map of said areas.
 - The updated scope and map were submitted to EFC on 12/16/24
 - On January 24, 2025 NYSEFC followed up on the Scoping Call Outline asking Delaware to confirm whether flow monitoring will be done as part of this study, and if so, identify the areas being monitored
 - NYSEFC is in the process of reviewing the documents submitted for the Town's Swan Lake engineering study.
 - It was noticed that the application mentions flow monitoring, but the scope included in the Engineering Agreement does not
 - EFC asks for information like this to make sure the Town remains eligible for future studies
 - On 3/3/25 Delaware responded to NYSEFC to confirm:
 - No flow monitoring will be done as part of this study
 - The application provided examples of the technologies that could be employed to investigate sources and causes of I&I. The list was not meant to be either exhaustive nor necessarily representative of the technologies that will be utilized on this project
 - In the case of Swan Lake, the Town has identified areas suspected of high levels of infiltration and have decided that the use of CCTV will be adequate for investigating the condition of the pipe
- At the October 5, 2024 meeting the Town Board resolved to agree to set aside \$60,000 to pay for all cost up front, prior to reimbursement
- **NYSEFC CWSRF Engineering Planning Grant Agreement (EPG)**
 - At the September 3, 2025 meeting the Town accepted the Grant Agreement (dated 8/25/25) and Exhibit E, Grant Disbursement and authorized the signing and returned to NYSEFC on September 4, 2025
 - Authorized the Town Supervisor and Clerk to execute the necessary paperwork (e.g., reimbursement request, program compliance and reporting, etc.)
 - **Town Supervisor returned the executed Grant Agreement to EFC on 9/9/25**
- **PER due by February 2027**

Anticipated Project Schedule

- The anticipated schedule is as follows:

• Adopt Board Resolutions	March 23, 2023 (A)
• Submit NYSCFA EPG Funding Application	August 11, 2023 (A)
• Award Announcement	February 15, 2024 (A)
• Award Letter received by Town	February 16, 2024 (A)
• Authorize the Town Clerk to publish the legal notice for RFQ	March 4, 2024 (A)
• Deadline to submit an executed Award Acceptance Form	March 8, 2024 (A)
• EPG Checklist of Supporting Documentation received by Town	March 13, 2024 (A)
• Provide update to Town Board	April 1, 2024 (A)
• Town adopts updated Board Resolutions and Plan of Finance	May 6, 2024 (A)
• RFQ for A/E Procurement	May - August 2024 (T/A)
• Provide Legal Notice to the Town	May 6, 2024 (A)
• Provide RFQ to the Town	May 9, 2024 (A)
• Publication of the legal notice	May 10, 2024 (A)
• Deadline to submit RFQ/SOQ	June 6, 2024 (A)
• Provide Scoring, Award, & Procurement Documents to Town	by June 25, 2024 (A)
• Town Clerk to distribute and Board to review RFQs/SOQs	June 10 - 14, 2024 (A)
• Town Board to score RFQ/SOQ and select firm (at Board meeting)	July 1, 2024 (A)
• Engineering Contract Submitted to Town	July 31, 2024 (A)
• Execute Agreement with selected firm (at Board meeting)	August 5, 2024 (A)
• Submit EPG Checklist & Supporting Documentation	August 21, 2024 (A)
• Deadline to submit EPG Checklist Supporting Documentation	August 31, 2024 (A)
• Local Funding Needed (\$60,000)	November 2024 (A)
• Execute Grant Agreement (GA) (dated 8/25/25)	September 4, 2025 (A)
• Field Work (CCTV & Investigations)	December 2024 - December 2025 (T)
• Complete I/I Engineering Report	November 2024 - November 2026 (T)
• Town Review of the I/I Engineering Report	December 2026 (T)
• Submit the I/I Engineering Report to NYSEFC	by January 2027 (T)
• Deadline to Submit Report to NYSEFC (18 Months from execution of GA)	February 2027 (T)
• New project listing deadline for the FFY 2026 IUP (PER) & SRF Application	May 30, 2027 (A)
• Grant Agreement Expiration (3 years after Grant Agreement is Executed) ..	September 2028 (A)

- **I&I work and reporting is anticipated to occur between October 2024 - November 2026 (T)**

I&I Study Engineering Work Status Update

- Have base system map from 2023 EPA Administrative Compliance Order Sanitary Sewer O&M
- **Subcontract with cleaning and CCTV Subcontractor (Arold Construction Company, Inc.)**

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executed on 4/9/2025. \$4,250/day for cleaning and CCTV inspection and \$3,500/day for a traffic control crew to perform flagging operations

- **Cleaning and CCTV field work could occur in October 2025, plan to wait for some wet weather**
 - **The budget for cleaning and CCTV is \$20,000**
 - **Town W&S Staff are now available provide flagging operations, instead of a subcontractor**
 - **See if we weather occurs soon and then schedule the work**
- **Sullivan County DPW Work Permit executed on 5/5/25**
- **Developing system component inventory (e.g. mains, manholes, and pump station) for the targeted areas**
- **Continuing to summarize WWTP flows and precipitation**
- **More work pending**
 - All checklist items were submitted to NYSEFC on 8/22/24
 - Engineering Agreement is under review by NYSEFC
 - Based on the 2/16/24 Award Notification Letter, the Village must enter into a Grant Agreement by September 30, 2024. More recent correspondence with NYSEFC indicates that a Grant Agreement will be executed in November 2024 and initial funds (\$12,500) will be available in December 2024
 - Town needs a plan to have funds in place to pay for all services (\$60,000), until grant is fully disbursed
 - The EPG Grant Program is an expenditures reimbursement program
 - Overall, the goal is to develop an I&I report to do a capital project that is funded by State (SRF & WILA) and Federal (BIL) funds
 - SRF & BIL application deadline is May 30, 2024 (Financing applications, and new project listing deadline) and WILA application deadline is typically June-July
 - This next funding application will be the last for the BIL funding
 - Note, funding for this project is being provided through NYSEFC and the Town is required to commit matching funds equal to 20% (\$10,000) of the grant award
 - Grant Payments to the Town, with invoices and cost documentation, are as follows.
 - 25% of grant amount (\$12,500) upon Execution of Grant Agreement
 - 25% of grant amount (\$12,500) upon Engineering Report Submittal
 - 50% of grant amount (\$25,000) upon Engineering Report Acceptance
 - Excerpt from 2023 EFG Grant Summary:
Grant Payments

Grants are disbursed in three or more payments based on the municipality's progress toward completion of an approvable engineering report. The municipality will receive the first disbursement in the amount of 25% of the total grant amount as an advance payment upon execution of the Grant Agreement with EFC. The second disbursement in the amount of 25% of the total grant amount will be made to the municipality when an approvable engineering report has been submitted for review. Note invoices and cost documentation is needed at this time. The third and final disbursement will be made once the engineering report has been accepted as complete by EFC/DEC and the remaining invoices have been submitted.

5. Loomis WWTP Clarifier Repair

Key Status Updates and Items for Board Review and Consideration:

- **Clarifier repair work began in August 2025 (3/12/25 Quote 3084 for \$14,311.25)**
 - **This work was interrupted to further evaluate concrete and anchor bolt damage that was uncovered when the work related to the original scope began that is required to repair the clarifier**
- **Koester provided two quotes for gearbox replacement and repair (including anchor/concrete repair)**
- **Resolution is under discussion with the Town**

Status Update

- **RFP Award and PO complete**
- **See Key Status Updates and Items for Board Review and Consideration, above**
- **Submittals, onsite observation, and other engineering during construction will be performed as needed**
 - The Phase 1 clarifier (Kelly Engineering, installed in 2013-2014) needs some repair work (current offline)
 - If an issue were to occur with the second clarifier, the facility would violate the SPDES permit for TSS, BOD, Phosphorus, etc., and

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- would have to submit a Non-Compliance Event Form, and could receive a Notice of Violation (NOV) with enforcement action
- One quote received +/- \$15K from Clarifier vendor (e.g., bearing, oil seal, flange bearing, torque tube, steady shaft, fastener, etc.). Actual scope of work and full description of services not detailed
- Town procurement requires for all estimated public works contracts of:
 - \$3K<\$X<\$10K verbal RFP and proposals from three (3) vendors
 - \$10K<\$X<\$35K written RFP and proposals from three (3) vendors
 - >\$35K <, formally bid pursuant to General Municipal Law § 103
- At the December 16, 2024 meeting the Town agreed to retain Delaware to assist with work on a time and materials basis with a not to exceed budget under the General Services Agreement
- The Town agreed to the 2025 General Services agreement in place at the January 6, 2025 meeting

Request for Proposals (RFP) Award

- At the April 7, 2025 meeting, the Town Board resolve to:
 - Accept the 3/28/25 Koester Associates, Inc. proposal for the Loomis WWTP Clarifier Repair
 - Authorize the Town Director of Finance to issue a Purchase Order to Koester Associates, Inc., awarding the Loomis WWTP Clarifier Repair Work for a price of \$14,286.25, including Bid Sheet and Proposal
 - Authorize the Town Supervisor and Clerk to execute the necessary paperwork (e.g., purchase order, invoices, etc.)
- Town funds are in place, final PO to Koester Associates is in progress
- Delaware notified Koester that the Town approved this expenditure last month, and requested that Koester start processing by ordering the required parts and materials in advance of the PO on 4/16/25
- Purchase order complete
- See Key Status Updates and Items for Board Review and Consideration, above**

Engineering

- At the March 17, 2025 meeting, the Town Board authorized Delaware to provide the proposed engineering services work required for the Loomis WWTP Clarifier repair, on a time and materials basis, under the 2025 General Services Agreement
- The anticipated scope of engineering services work required to complete the Loomis WWTP Clarifier Repair, generally includes the following:**
 - Refine the scope of work with clarifier manufacturer/vendor and plant staff – **Complete**
 - Package vendor supplied Shop Drawings and Submittal information (or develop upgrade drawings, plan and section, 2-4 sheets) if sufficient data is missing – **Complete**
 - Develop draft RFP including project background, scope, response requirements (site visit optional), payment/compensation (prevailing state wage rates), schedule, insurances, questions, and upgrade drawing – **Complete**
 - Review RFP with Town W&S Dept. and distributed to 3 vendors – **Complete**
 - Review and Summarize responses – **Not required**
 - Provide recommendation or award for Town Board consideration – **Complete**
 - Coordinate PO with Town Director of Finance for the 3/28/25 Quote 3084 – **Complete**
 - Reviewed and provided recommendation for Koester Associates, Inc.'s Quote for Gear Box Repairs (8/25/25 Quote 4985) for a price of \$ _____ – **Completed September 2025 – Paused to evaluate concrete anchor repairs**
 - Koester provided two quotes for gearbox replacement and repair (including anchor/concrete repair) – (9/24/25 Quotes 5193 & 5148) – Action paused pending Board discussion**
 - Review submittals, requests for payment, etc. – **If requested by the Town**
 - Up to 4 site visits by a construction inspector for onsite observation – **If requested by the Town**
 - Up to 1 site visit by an engineer/project manager for engineering during construction – **If requested by the Town**
 - Other?

6. Indian Lake Sanitary Sewer Main Repair (Swan Lake Sanitary Collection System)

Key Status Updates and Items for Board Review and Consideration:

- Nothing new this month**

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- **No further action planned by DEDPC without Town direction**

7. Ferndale Rd/Ferndale Loomis Road Intersection Waterline Crossing**Key Status Updates and Items for Board Review and Consideration:**

- **Nothing new this month**

Status Update

- **Under review with Damon**
- At the December 16, 2024 meeting the Town agreed to retain Delaware to assist with work on a time and materials basis with a not to exceed budget under the General Services Agreement
- The Town agreed to the 2025 General Services agreement in place at the January 6, 2025 meeting

Background

- The barrier that protects the waterline crossing from traffic traveling south-east on the Ferndale Loomis Road (Steep Grade) has been struck by larger vehicles three times since 2021. See photos and plan (attached)
- In the most recent event, the impact moved the barrier so that it is now touching the piping, and may have moved the vertical section of waterline out of alignment. It appears that the barrier may be cast around the vertical segment of pipe. See detail on plan (attached)
- **In its current state it seems stable but it might break the line if it sustains another impact**
- The Town Highway Department has worked with the County to place "Steep Grade" signs at the top of the Ferndale Loomis Road
- Damon and Cheryl have asked us to work with the Town to provide a recommendation for repair and get costs/proposals to complete the repairs, that will be submitted to the insurance company of the business/motorist at fault
- The nearby County bridge and guardrails sustained significant damage in the two recent events, the County wishes to repair the bridge structure and replace the guardrail this season before the traffic in that area increases
- At this time, the recommended repair would be to isolate and shut down the crossing, demo existing barrier, and install a new barrier that is similar to the existing (due to limited space). It is unlikely that the work required to complete repair (demo existing and cast new barrier) will be able to be completed without shutting down the line, and would be without service, for possibly up to a month
- Need to review and confirm with the Town Water & Sewer Dept:
 - What needs to be done to shut that line down?
 - Can temporary service be installed (e.g., hydrant to hydrant) at/near the bridge?
 - Is there a secondary supply?
 - If no secondary supply, how long can this line be down for?
- The County is considering the possibility of working with the Town to complete the necessary repairs through an intermunicipal agreement (IMA) with the Town, but may ultimately decline considering the close proximity to the Town's waterline

8. Liberty Business Park (Old Rte 17 Corridor Development Project)**Key Items for Board Review and Consideration at this meeting:**

- Town team responded to EPA documentation requests; executed A/W agreement pending
- Delaware reviewing A/E contract scope and costs

Funding

- Total Project Cost: \$24,028,000
 - Scope: Upgrades to the existing water and sewer infrastructure along the old Route 17 corridor
- Funding Secured
 - **\$20M Fast NY Grant (state)** – Approved for design, construction, and utility infrastructure work
 - A conference call was held with ESD on 11/13/24
 - After board approval, all FAST NY projects must go through ESD's public hearing process and subsequently be approved by the Public Authorities Control Board (estimated time frame of 60 days)
 - Payments will be made as frequently as quarterly, pro-rata according to ESD's share of the project, on a cost-incurred basis
 - Need to complete SEQR, SHPO, SGIS
 - There is a one percent (1%) non-reimbursable commitment fee assessed to all awardees based on the grant amount awarded (\$200,280). The commitment fee will

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be due when the applicant executes documents required for processing the award, following approval by ESD Directors

- This award shall terminate two calendar years from the date of this letter if the project has not commenced
- The federal funding can be used for the match requirement

○ **\$1 USEPA STAG CWSRF/Congressionally Directed Spending (CDS) Grant (federal)**

- A conference call was held with EPA on 10/3/24
- The cost share requirement will be 20% of the total cost of the project plus the additional 80% from the Community Grant (\$1,000,000 (80%) + \$250,000 community match (20%) to total \$1,250,000 million)
- The match can be any other source of funds except other federal dollars
- Require National Environmental Policy Act (NEPA) review
- **Town team new responding to EPA documentation requests**
 - **Procurement documents submitted with the exception of the updating the work plan and budget narrative, and executed contract**
- **On 7/28/25 USEPA requested an updated Work plan to a different format and Budget Narrative to clearly display contractual costs, as shown in the sample Work Plan**
- **Update to work plan is under way and will be resubmitted ASAP**
- **A/E Procurement documentation requests, See engineering services below**

Engineering

- At the February 3, 2025 meeting the Town Board determined through the required RFQ process that Delaware Engineering is the most highly qualified firm to provide the required A/E services, and that Supervisor, Frank DeMayo is hereby authorized to enter into contract negotiations and execute a Professional Services Agreement with said firm
- Delaware reviewing A/E contract scope and costs
- It is anticipated that a Professional Services Agreement for the engineering associated with the Liberty Business Park (Old Route 17) Corridor Infrastructure Upgrades will be submitted to the Town for consideration soon
- Working through funding agency requirements and finances
- **On 7/28/25 USEPA requested architectural and engineering services procurement documents to confirm that they contain the requirements to be funded by this Community Grant, including:**
 - **Bid Notice – Complete**
 - **Proof of Advertisement – Complete**
 - **Lowest Bid Package – Complete**
 - **Bid Tabulation – Complete**
 - **Awarded contracts – Pending Town Approval**
- **Delaware and the Town worked to compile the A&E Procurement documents that are available and the Town submitted to USEPA on 7/29/25, and will follow up with Awarded Contract following execution**
- **A contract for engineering services is planned to be provided for Town consideration at the October 20, 2025 meeting**
 - RFQ is required
 - Delaware developed a draft RFQ and sent to the Town Supervisor for review on 12/5/24
 - At the December 2, 2024 meeting the Town Board authorized the Town Clerk to advertise for Professional Services Request for Qualifications for engineering services work associated with the Liberty Business Park (Old Route 17 Corridor) Infrastructure Upgrades, contingent upon approval from USEPA and Town choosing the dates for publication and for responses
 - The Town Supervisor sent the draft RFQ to the USEPA to confirm that all requirements are present on 12/6/24
 - USEPA conducted their review of the RFQ and confirmed that all of their requirements had been met on 12/9/24
 - Delaware finalized the RFQ and legal notice and sent to the Town for advertisement in the NYS Contract Reporter, and Sullivan County Democrat with a due date of 1/22/25

DELAWARE ENGINEERING, D.P.C.

- The RFQ was advertised the Contract Reporter on 12/23/24
- The RFQ will be advertised on in the Sullivan County Democrat on 1/3/25
- Responses to the RFQ/Statement of Qualifications (SOQs) submitted to the Town on 1/22/25
- The Town Clerk distributed all responses to the Supervisor and all Board members at the February 3, 2025 meeting

9. Basketball Court by Skate Park**Key Items for Board Review and Consideration at this meeting:**

- Met with Town to review the updated conceptual site plan on 9/18/25

Status Update

- Site/topographic survey complete on 5/29/25
- Draft/conceptual plan prepared and reviewed with the Town on 6/12/25
- Based on that meeting, conceptual plan being revised to rotate the new facility 90 degrees to mitigate site development costs
- Revised conceptual plan was provided to the Town on 7/10/25
- Met with Town to review the updated conceptual site plan on 8/21/25, minor updates complete
- Met with Town to review the updated conceptual site plan on 9/18/25

10. Attachments

- Swan Lake WWTP Upgrade
 - NRBC Authorizing Resolution

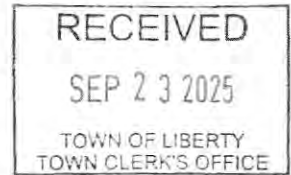
11. Items Discussed or Reviewed at Meeting but not distributed with this package:

- None

Liberty (T) TBM Handout 10-06-25 Revised.docx
Enclosures

FROM: Lynn Dowe, Chairperson
Town of Liberty Planning Board

RE: Arrowhead Ranch and Retreat Lead Agency Request



LEAD AGENCY DESIGNATION

The Town of Liberty Planning Board has received an Application and Part 1, Long EAF and is reviewing the above noted proposed development plan. A tentative determination that the project is a Type 1 Action has been made.

Please take notice that within thirty (30) days of the date that this document is mailed to you, a Lead Agency for this project must be designated by agreement among the involved agencies.

Under the applicable standards of Title 5 NYCRR Section 617.6(b), the Town of Liberty Planning Board concludes that it is the appropriate agency to serve as Lead Agency in the environmental review of the proposed action.

This notification is being sent to interested and involved agencies with the request that you consent to the Town of Liberty Planning Board serving as Lead Agency. In the event that you, as and interested or involved agency, do not agree with the Planning Board's designation as Lead Agency, you may follow procedures outlined in NYCRR 617.6(b)(5).

If you have any questions or comments, please contact Ms. Lynn Dowe, Planning Board Chairperson, Town Hall, 120 North Main Street, Liberty, New York 12754. Phone (845) 292-5110.

This notice is being mailed on September 15, 2025. Your agreement or disagreement with the Town Planning Board serving as Lead Agency is requested on or before October 15, 2025. Please send your response to Ms. Lynn Dowe at the above address.

If no response is received from your agency within thirty (30) days, it will be assumed that you are in agreement with the designation of the Town Planning Board as Lead Agency. You will continue to be notified of SEQR determinations and hearings and copies of all environmental documents will be made available to you.

Thank you for your cooperation.

TOWN OF LIBERTY PLANNING BOARD
County of Sullivan

Lynn Dowe, Chairperson
120 N. Main Street
Liberty, New York 12754

(845) 292-5011

TO: Interest of Involved Agencies

September 15, 2025

Town of Liberty Town Board
120 N. Main Street
Liberty, NY 12754

N.Y.S. Dept. of Environ. Conservation
Commissioners Office
50 Wolf Road
Albany, NY 12233

N.Y.S. Dept. of Environ Conservation
Office of Environmental Permits
Region 3
21 So. Putt Corners Road
New Paltz, NY 12561

U.S. Army Corps of Engineers
26 Federal Plaza
Room 1937
New York, NY 10278

N.Y.S. Office of Historic Preservation
Field Service Bureau
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

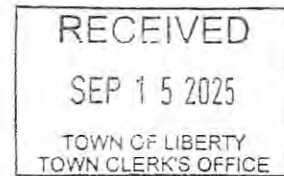
Sullivan Co. Dept. of Plan. And
Economic Development
Sull. Co. Government Center
100 North Street
Monticello, NY 12701

Delaware River Basin Commission
P.O. Box 7360
25 State Police Drive
West Trenton, NJ 98628

N.Y.S. Dept. of Health
50 North Street
Suite 2
Monticello, NY 12701

Sullivan Co. Dept. of Public Works
Sull. Co. Government Center
100 North Street
Monticello, NY 12701

Board of the Town of Liberty, NY



Hi all,

I am writing to address my water bill at 8 Post Road, Swan Lake. I just received my first water bill, which includes arrears of \$216.00. When I called the water department, they informed me that this amount consists of \$180.00 for the first, second, and third quarters of billing, plus an additional \$96.00 for late fees. Since this is the first time I am receiving this bill, and the previous bill was mailed to the previous owner, I kindly request that you waive the penalty. I am paying \$180.00 on time and plan to continue making timely payments in the future.

I appreciate you're understanding.

Thank you!

Sincerely,

Akiva Kohn 141 Middleton St, Brooklyn, NY 11206

347-439-9365

akivakohn@gmail.com

A handwritten signature in black ink, appearing to read "Akiva Kohn". The signature is fluid and cursive, with the first name "Akiva" and last name "Kohn" clearly distinguishable.

The Water Dept. has been sending these bills to the same address for a while. Confirmed w/ Sonny that the address was changed in 2021.

BILLING DATE: 9/01/2025

BILL NO. 305

BILLING PERIOD		METER READING		TOTAL GALLONS USED	MINIMUM CHARGE (ADVANCE)	AMOUNT OWED OVER MINIMUM	TOTAL
FROM	TO	PRESENT	PREVIOUS				
6/01/25	9/01/25	428000	417000	11000	60.00		60.00

MAKE CHECKS PAYABLE TO:

STEVENSV'LE WTR

120 N. MAIN ST. • LIBERTY, NEW YORK 12754

ACCOUNT NUMBER	LOCATION	W.D. #
000050008	S46A B 3 L8	03

(845)
292-5620

KOHN, AKIVA

141 MIDDLETON ST
BROOKLYN NY 11206

*9/10/25 Pd \$450
#180*

PENALTY CLAUSE
10% PENALTY IMPOSED AFTER 30 DAYS FROM DATE OF THIS BILL. ADDITIONAL 10% IMPOSED AFTER 60 DAYS FROM DATE OF THIS BILL. BILLS IN ARREARS ON NOV. 1ST OF EACH YEAR TRANSFERRED TO THE TOWN AND COUNTY TAX ROLL.

ARREARS (INCLUDING PENALTY)	216.00
METER INSTALL. OR REMOVAL	
DUE AMOUNT	276.00
PENALTY	6.00
PAYMENT AMOUNT	

REMITTANCE COPY

*AKIVA Kohn
141 middleton st
Brooklyn N.Y. 11206*

RECEIVED

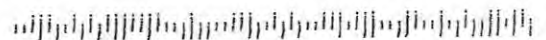
SEP 12 2025

TOWN OF LIBERTY
TOWN CLERK'S OFFICE

*Board of the Town of L
120 N. Main St.
Liberty N.Y. 12754*

ATLANTIC

12754-189399



9/9/25

Sir/Madam
Town of Liberty Town Board -

I kindly request that the arrears on my water bill (#206) for account #50066 be waived.

When the June 1 bill arrived, I paid it online with Municipay on June 9th - on e-check for \$240.00 plus \$1.50 service fee. Confirmation # 5VTTRGRFW6. Money was sent to Village of Liber and was reversed on 6/11 and confirmed by Mike J at Municipay; transaction was completely cancelled, but no one notified me. I discovered the error this morning when I received the Sept. 1 water bill with arrears imposed.

I have never been late in paying my bill! Would be appreciated if the arrears can be waived due to circumstances above.

Thank you in advance for your consideration!

Adele Silberberg
idysil@aol.com
347-729-3513

120.00 in bills cannot be waived
\$ 12.00 penalties

For whatever reason, the owner sent payment to the Village, not the Town. All previous bills were sent to the Town, (according to Joan 9/24/25)

Address - 493 Salem Street
Paramus, NY 07652

From: Dean Farrand
Sent: Wednesday, September 24, 2025 12:32 PM
To: supervisordemayo townofliberty.org; Vince McPhillips; Ken Klein; j.lennon townofliberty.org; Bruce Davidson
Subject: Re: Days Inn Tax Assessment Case

I am ok with this Ken.

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[Get Outlook for iOS](#)

From: supervisordemayo townofliberty.org <supervisordemayo@townofliberty.org>
Sent: Wednesday, September 24, 2025 12:29:05 PM
To: Vince McPhillips <vince.mcphillips@townofliberty.org>; Ken Klein <ken@kenkleinlaw.net>; Dean Farrand <dean.farrand@townofliberty.org>; j.lennon townofliberty.org <j.lennon@townofliberty.org>; Bruce Davidson <bruce.davidson@townofliberty.org>
Subject: RE: Days Inn Tax Assessment Case

You have my approval also.
Frank

Frank DeMayo
Town of Liberty Supervisor
120 N Main Street
Liberty NY 12754
(845) 292-5111

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attachments. Do NOT forward it to a third party without the written consent of the sender. The Town of Liberty is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you.

From: Vince McPhillips <vince.mcphillips@townofliberty.org>
Sent: Wednesday, September 24, 2025 12:22 PM
To: Ken Klein <ken@kenkleinlaw.net>; supervisor demayo townofliberty.org <supervisordemayo@townofliberty.org>; Dean Farrand <dean.farrand@townofliberty.org>; j.lennon townofliberty.org <j.lennon@townofliberty.org>; Bruce Davidson <bruce.davidson@townofliberty.org>
Subject: Re: Days Inn Tax Assessment Case

Ok with me Ken . You have my approval to move forward. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#).

Confidentiality Notice: This email message, including all attachments is for the sole use of the intended recipient (s) and may contain confidential and privileged information. Any unauthorized use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments. Do NOT forward it to a third party without the written consent of the sender. The Town of Liberty is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you

From: Ken Klein <ken@kenkleinlaw.net>
Sent: Wednesday, September 24, 2025 11:57:55 AM
To: supervisor demayo townofliberty.org <supervisordemayo@townofliberty.org>; Dean Farrand <dean.farrand@townofliberty.org>; Vince McPhillips <vince.mcphillips@townofliberty.org>; j.lennon townofliberty.org <j.lennon@townofliberty.org>; Bruce Davidson <bruce.davidson@townofliberty.org>
Subject: Days Inn Tax Assessment Case

Privileged Communication Between Attorney and Client

Gentlemen:

As you may recall, earlier this year you authorized the retention of appraiser Jeffrey Robinson to appraise the Days Inn property for the Town and the School District. Unfortunately, Jeff's health took a bad turn and he is not able to do the appraisal. The school district's counsel referred me to an appraiser with whom they have worked and had good experiences by the name of Chris Harland. I spoke with Chris and he is willing to undertake the appraisal. A copy of his firm's proposal and engagement letter is attached. The total fee for performing the appraisal and producing a court ready appraisal report is \$7,500.00. By comparison, Jeff Robinson's fee would have been \$13,100.00. It was previously agreed between the Town and the school district that the cost of the appraisal would be shared equally.

Our deadline to file our appraisal is at the end of October, so time is starting to get tight. I would appreciate it if you could all let me know that proceeding with Chris Harland is acceptable and that we can advance the \$7,500.00 so that he can begin working on it. A formal resolution ratifying the engagement and expenditure will need to be adopted at the next Town Board meeting.

Thank you.

Kenneth C. Klein
4880 State Route 52
P.O. Box 600
Jeffersonville, New York 12748
Phone (845) 482-5000
Fax (845) 482-5002

The information contained in this communication is intended only for the use of the party to whom it is addressed. If the reader of this communication is not the intended recipient or an employee or agent of the intended recipient responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately and permanently delete and destroy the communication. Receipt by anyone other than the intended recipient is not a waiver of any attorney-client or work-product privilege.



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Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)
(845) 2921310 (f)

DATE: October 6, 2025
TO: Supervisor DeMayo and Town Board Members
FROM: Cheryl Gerow
RE: Budget Transfers and Modifications

Please approve the below budget modifications:

Budget Modification		
A 7550.4	\$6,200.00	
A 2705		\$6,200.00
Fireworks		
A 1959.4	\$5,000.00	
A 3059		\$5,000.00
Engineering fees for Basketball Court from Grant		
W2 8310.4	\$642.10	
W2 2680		\$642.10
Insurance Claim for hydrant parts		
MO 8110.4	\$360.54	
MO 2680		\$360.54
Insurance Claim for hydrant Labor		
A 1986.4	\$80,000.00	
A 3086		\$80,000
Growing Souls Grant		

Please also approve a budget transfer for Swan Lake Sewer from X2 9710.6 (transfer to capital) to S2 8110.4 (operating fund) in the amount of \$39,164.82 for the SPDES NOV response (\$35,459.82) as approved at the January 22, 2025 Board meeting and USEPA Notice of Violation (\$3,705.00).

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*



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Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)
(845) 2921310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Delta Dental of New York Contract Renewal

Please approve the attached contract renewal for the Town of Liberty Employees and Retirees dental insurance through Delta Dental of New York.

The Town of Liberty's dental plan is self-insured. The attached proposal is the administration fee for each enrolled employee/retiree per month. The administration fee covers the cost of Delta Dental to administrate the payout of dental claims. After the claims have been approved/denied by Delta Dental, the enrollee pays their share per the contract and the Town pays the balance.

Attached is also a summary of the benefits payable under the contract term.

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*



www.deltadentalins.com

September 23, 2025

Town of Liberty
120 North Main Street
Liberty, NY 12754

RE: Contract Renewal for Town of Liberty
Delta Dental Premier® Group# 06305

We appreciate your business and thank you for choosing Delta Dental of New York. Your enrollees are among the millions nationwide who trust their smiles to Delta Dental.

We are pleased to present you with your dental plan contract renewal information. We are committed to providing you with quality plan designs combined with excellent customer service.

When reviewing your dental plan, we considered cost factors related to your group's dental service utilization and claims experience. We have made every attempt to provide the most competitive renewal possible.

We have calculated your rates based on the employer/enrollee contribution levels in your contract remaining the same. If the contribution levels and/or enrollment guidelines have changed or will change, please notify us immediately, as such a change may affect your renewal rate.

The following is the renewal information for your Delta Dental Premier® dental plan:

<i>Effective Date</i>	<i>January 01, 2026</i>	
<i>Contract Term</i>	<i>January 01, 2026 - December 31, 2027</i>	
	<i>Current Fee</i>	<i>Renewal Fee</i>
		<i>1/1/2026 - 12/31/2027</i>
<i>Administration Fee (per enrollee per month)</i>	<i>\$9.96</i>	<i>\$10.64</i>

Delta Dental Insurance Company
Telephone: 800-521-2651

Delta Dental of California
Telephone: 888-335-8227

Delta Dental Mid-Atlantic Region
Delta Dental of Delaware, Inc.
Delta Dental of the District of Columbia
Delta Dental of New York, Inc.
Delta Dental of Pennsylvania (Maryland)
Delta Dental of West Virginia
Telephone: 800-932-0783



Proprietary and Confidential

To renew your dental plan contract, please follow these steps:

1. Review this letter for changes to your dental plan for January 1, 2026
2. Begin paying the rates outlined in this letter with your new contract term.

Upon your renewal you will receive a formal amendment to your contract. If you would like to review an amendment prior to renewing your plan, please contact your Account Manager and an amendment will be provided.

If you have any questions about your renewal, your Account Manager will be happy to help. We appreciate your continued confidence in Delta Dental. We are proud of our association with you and look forward to a long and mutually successful relationship.

Sincerely,

Delta Dental of New York



MohammadReza Navid

Executive Vice President, Chief Relationship and Business Development Officer

The American Dental Association (ADA) annually updates its standard dental procedure coding system, which is a component of its Code on Dental Procedures and Nomenclature (CDT Code) reference manual. When the ADA changes the codes, carriers must adopt the changes. We process claims according to the current CDT reference manual. Changes made to comply with the CDT Code do not constitute a material change to your dental plan design.

Proprietary and Confidential

Summary of Contract Amendments to**Town of Liberty****Delta Dental Premier®****OTHER INFORMATION**

Delta Dental's retro-termination policy for enrollees. As a reminder, Delta Dental's policy is that enrollment may be adjusted retroactively to the immediately preceding three months plus the current month billed if no claims have been processed after the requested termination date for the enrollee.

Provider reimbursement. As a reminder, Delta Dental's policy is to reimburse contracted dentists based on the network payment provisions for the geographic area in which the services are provided.

Summary of payments due. Delta Dental will produce a summary of administrative fees, claims paid and other payments due to providers for services rendered, which may include, but are not limited to, any value-based care, pay for performance or other incentive payments to participating providers, for which Contractholder is responsible.

Proprietary and Confidential

Small Business Program Benefit Highlights

Delta Dental PPO

Plan: PPO 3

Eligibility

- Who may receive benefits?
- Primary enrollee and spouse
 - Eligible dependent children to age 26

Waiting Periods

- Basic Services: 0 months
- Major Services: 0 months
- Ortho Services: 0 months

Deductibles

\$50/\$150 per person/per family each calendar year

Maximums

\$1,500 per person each calendar year

Benefits and Covered Services*	Delta Dental PPO dentists ^{1,2}	Non-Delta Dental PPO dentists ^{1,2,3}
Diagnostic & Preventive Services (D&P)	100%	100%
Exam, cleanings, x-rays and sealants	Your deductible does not apply to D&P.	
Enhanced pregnancy benefit		
Basic Services		
Fillings	80%	80%
Endodontics		
Root canals	80%	80%
Oral Surgery	80%	80%
Periodontics		
Gum treatment	80%	80%
Major Services		
Crowns, inlays, onlays and cast restorations	50%	50%
Prosthodontics		
Bridges, dentures and implants	50%	50%
Orthodontics		
Not a benefit	N/A	N/A
Other		

¹ Delta Dental Premier dentists are considered non-PPO dentists.
² Reimbursement is based on PPO contracted fees for PPO, Premier and non-Delta Dental dentists.
³ Non-Delta Dental dentists may balance bill the difference between the contracted rate and their usual fee for services.

Delta Dental of Pennsylvania
One Delta Drive
Mechanicsburg, PA 17055
deltadentalins.com

Customer Service
800-932-0783

Claims Address
P.O. Box 2105
Mechanicsburg, PA 17055

* This benefit information is not intended to replace or serve as the plan's Evidence of Coverage, Summary Plan Description or Group Dental Service Contract. If you have specific questions regarding the benefits, limitations or exclusions of your plan, please consult your company's benefits representative.



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Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)
(845) 2921310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Ferndale Water Chargeback

The Ferndale Water District had a \$26,330.34 unpaid water relevy applied to a wrong SBL in 2025 and the County is doing a chargeback on the 2026 taxes roll for the correction.

In order for this not to affect the 2026 tax rate, please pass a resolution authorizing the payment for this year.

Please also pass a resolution for a budget transfer and modification in the amount of \$26,330.34 from W2 9950.9200 to W2 1930.4

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*



TOWN OF LIBERTY

N E W Y O R K

A Great Place to Work, Live and Play

Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 292-5772 (p)

(845) 292-1310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Inspection and Cleaning of Water Storage Tanks at Loomis Water and Stevensville Water

Attached are three (3) quotes received for the inspection and cleaning of the Loomis Water Well and Stevensville Water Well, all of which includes prevailing wage. If agreeable, please pass a resolution accepting the lowest ~~bidder~~ *proposal*, Advanced Tank & Infrastructure Solutions, to provide the services.

Summary of the quotes received:

Aqueous Infrastructure Management:

Loomis Water—to inspect and dive clean the tanks--\$6,875.90

Stevensville Water—to inspect and dive clean the tanks--\$6,875.90

Atlantic Underwater Services, Inc.

Loomis Water—to inspect and dive clean the tanks--\$6,300.00

Loomis Water—to inspect and clean tank by ROV--\$3,750.00

Loomis Water—if ROV cleaning is not possible and have to dive--\$6,300.00

Stevensville Water—to inspect and dive clean the tanks--\$6,300.00

Stevensville Water—to inspect and clean tank by ROV--\$3,750.00

Stevensville Water—if ROV cleaning is not possible and have to dive--\$6,300.00

Advanced Tank & Infrastructure Solutions

Loomis Water—to inspect and dive clean the tanks--\$3,575.00

Stevensville Water—to inspect and dive clean the tanks--\$3,575.00

Our Mission Statement

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AGREEMENT Loomis Water - Dive

BETWEEN AQUEOUS INFRASTRUCTURE MANAGEMENT (AIM) AND FOR THE TOWN OF LIBERTY, NY THE INSPECTION AND CLEANING (SEDIMENT REMOVAL) OF A 120,000 GALLON OPEN CONCRETE STORAGE TANK FOLLOWS:

Town of Liberty, NY agrees to have Aqueous Infrastructure Management, Co. (AIM) perform the above-mentioned work as per the conditions/terms and costs stated on the proposal dated September 3, 2025

PERSONNEL: Divers / Tenders
Complete Sterile Inspection/Cleaning Dive Station

SUBMITTALS: *Hard copies of your reports can be printed directly from our platform.

PRICE: While mobilized in New York in 2025, during one mobilization:

In Service Inspection and Cleaning of One (1) Structures
➤ Loomis 120TG Open Concrete Storage Tank

Total: \$6875.90 ☐

THE FOLLOWING ADD-ON SERVICES CAN BE PROVIDED FOR THE ADDITIONAL PRICE LISTED BELOW:

☐ Ultrasonic Thickness Testing: \$390.00	☐ Real-Time Video with DVD: \$390.00
☐ Filter bag(s) & capturing of sediment: \$450 / per bag	☐ Disposal Offsite: Cost + 20% Markup

- Deliverable requirements included: All State and local requirements for divers and equipment will be followed.
- Price includes prevailing wages.
- This proposal is for inspection and sediment removal. Sediment levels and some sediment types may require additional time to remove. Should Aqueous Infrastructure Management (AIM) be required to spend additional time beyond the allocated time and scope for this project, the following hourly rate will be incurred: \$675/per hour. Any time approved by the customer beyond the initial scope will be billed accordingly.
- Please have this structure as full as possible for both safe entry and to allow for suction on pumps for sediment removal process. Typically, AIM requires the water to be no more than 10-15 feet below overflow level. However, according to OSHA guidelines if the structure to be inspected and cleaned is a standpipe exceeding 100' the water level within the structure will have to be lowered and maintained between 97'-99' at all times throughout the inspection and cleaning.
- If removing sediment, please have a discharge location available at project commencement. You will be required to sign off on the selected discharge location once our crew arrives. Should capturing or sediment, dechlorination of water or another means of discharge be required, we will need to know at this time. Additional discharge options may incur an additional fee.
- Please make sure access roads, gates and sites are suitable for a truck and trailer to navigate.

TERMS AND CONDITIONS: *All sites must be maintained to allow a truck and trailer to mobilize to within 25' of the tank, allowing access around the circumference of the tank, and have good, sound ladder access to the rooftop. *All entry hatches must function allowing internal access to each tank and personnel must be available to mobilize to site locations. If this structure or any structure to be inspected have only bolt-on entry hatches, these bolt-on entry hatches must be removed prior to our arrival and re-secured by the customers personnel at the completion of this project. The term "cleaning" refers to the removal of accumulated precipitate. Services beyond the removal of precipitate in terms of cleaning may incur an additional cost. It is the responsibility of the customer to provide AIM with a location for discharge for all cleaning projects (sediment removal) Note: The term "one mobilization" refers to allowing AIM access to all site(s) at all times throughout the project. Should operations not allow for complete access to all site(s) throughout the entire project, an additional charge shall be incurred. *I understand that in the event that the above-referenced terms and conditions are not met upon AIM arrival on-site, the above hourly rate shall be incurred until such time that the terms and conditions are met, and AIM is able to commence operations. Your signature indicates that unless a 48-hour written notice of cancellation on mutually agreed date is provided, the client agrees to AIM invoicing 50% of the project lump sum cost and payable within 15 days from the date of cancellation/invoice. Once paid and not until then, the project is eligible for re-scheduling. At the completion of the project on its re-scheduled date, client agrees to pay the remaining 50% of the project cost within 15 days from the date of project completion/final invoice.

BY SIGNING BELOW, I AM ACKNOWLEDGING THAT I HAVE READ AND UNDERSTAND THE ABOVE STATED TERMS AND CONDITIONS OF THIS AGREEMENT.

PAYMENT TERMS: **NET 15 DAYS** (Aqueous offers a 10% discount if paid in full within 3 business days of the completed project)
ACH PAYMENTS PREFERRED (Please contact our office to make arrangements)
If paying by check, payment must be sent via Fed-Ex. (AIM will provide a prepaid label)

IN ACCEPTANCE OF AFOREMENTIONED AGREEMENT:

Aqueous Infrastructure Management (AIM)
Signature of Authorized Representative

Town of Liberty, NY
Signature of Authorized Representative

President _____ September 3, 2025
Title _____ Date _____

Title _____ Date _____

AGREEMENT *Stevensville Water - Dive*

BETWEEN AQUEOUS INFRASTRUCTURE MANAGEMENT (AIM) AND TOWN OF LIBERTY, NY FOR THE INSPECTION AND CLEANING (SEDIMENT REMOVAL) OF THE 500TG STEVENSVILLE CONCRETE WATER STORAGE TANK FOLLOWS:

Town of Liberty, NY agrees to have Aqueous Infrastructure Management, Co. (AIM) perform the above-mentioned work as per the conditions/terms and costs stated on the proposal dated September 3, 2025

PERSONNEL: Divers / Tenders
Complete Sterile Inspection/Cleaning Dive Station

SUBMITTALS: *Hard copies of your reports can be printed directly from our platform.

PRICE: While mobilized in New York in 2025, during one mobilization:

In Service Inspection and Cleaning of Stevensville Concrete WST (25H x 60D)

Total: \$6,875.90 ☐

THE FOLLOWING ADD-ON SERVICES CAN BE PROVIDED FOR THE ADDITIONAL PRICE LISTED BELOW:

☐ Ultrasonic Thickness Testing: \$390.00	☐ Real-Time Video with DVD: \$390.00
☐ Filter bag(s) & capturing of sediment: \$275 / per bag	☐ Disposal Offsite: Cost + 20% Markup

- Deliverable requirements included: All State and local requirements for divers and equipment will be followed.
- Price includes prevailing wages.
- This proposal is for inspection and sediment removal. Sediment levels and some sediment types may require additional time to remove. Should Aqueous Infrastructure Management (AIM) be required to spend additional time beyond the allocated time and scope for this project, the following hourly rate will be incurred: \$675/per hour. Any time approved by the customer beyond the initial scope will be billed accordingly.
- Please have this structure as full as possible for both safe entry and to allow for suction on pumps for sediment removal process. Typically, AIM requires the water to be no more than 10-15 feet below overflow level. However, according to OSHA guidelines if the structure to be inspected and cleaned is a standpipe exceeding 100' the water level within the structure will have to be lowered and maintained between 97'-99' at all times throughout the inspection and cleaning.
- If removing sediment, please have a discharge location available at project commencement. You will be required to sign off on the selected discharge location once our crew arrives. Should capturing or sediment, dechlorination of water or another means of discharge be required, we will need to know at this time. Additional discharge options may incur an additional fee.
- Please make sure access roads, gates and sites are suitable for a truck and trailer to navigate.

TERMS AND CONDITIONS: *All sites must be maintained to allow a truck and trailer to mobilize to within 25' of the tank, allowing access around the circumference of the tank, and have good, sound ladder access to the rooftop. *All entry hatches must function allowing internal access to each tank and personnel must be available to mobilize to site locations. If this structure or any structure to be inspected have only bolt-on entry hatches, these bolt-on entry hatches must be removed prior to our arrival and re-secured by the customers personnel at the completion of this project. The term "cleaning" refers to the removal of accumulated precipitate. Services beyond the removal of precipitate in terms of cleaning may incur an additional cost. It is the responsibility of the customer to provide AIM with a location for discharge for all cleaning projects (sediment removal) Note: The term "one mobilization" refers to allowing AIM access to all site(s) at all times throughout the project. Should operations not allow for complete access to all site(s) throughout the entire project, an additional charge shall be incurred. *I understand that in the event that the above-referenced terms and conditions are not met upon AIM arrival on-site, the above hourly rate shall be incurred until such time that the terms and conditions are met, and AIM is able to commence operations. Your signature indicates that unless a 48-hour written notice of cancellation on mutually agreed date is provided, the client agrees to AIM invoicing 50% of the project lump sum cost and payable within 15 days from the date of cancellation/invoice. Once paid and not until then, the project is eligible for re-scheduling. At the completion of the project on its re-scheduled date, client agrees to pay the remaining 50% of the project cost within 15 days from the date of project completion/final invoice.

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PAYMENT TERMS: **NET 15 DAYS** (Aqueous offers a 10% discount if paid in full within 3 business days of the completed project)
ACH PAYMENTS PREFERRED (Please contact our office to make arrangements)
If paying by check, payment must be sent via Fed-Ex. (AIM will provide a prepaid label)

IN ACCEPTANCE OF AFOREMENTIONED AGREEMENT:

Aqueous Infrastructure Management (AIM)
Signature of Authorized Representative

Town of Liberty
Signature of Authorized Representative

President
Title

September 3, 2025
Date

Title

Date

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com

**Bill to**

Town of Liberty
120 North Main Street Liberty NY 12754

Ship to

Town of Liberty
120 North Main Street Liberty NY 12754

Estimate details

Estimate no.: 1387

Estimate date: 09/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Diving Operation	dive clean and inspect Stevensville tank. Rates based on Prevailing wage.	1	\$6,300.00	\$6,300.00

Total**\$6,300.00****Accepted date****Accepted by**

Stevensville Water - Dive

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com

**Bill to**

Town of Liberty
120 North Main Street Liberty NY 12754

Ship to

Town of Liberty
120 North Main Street Liberty NY 12754

Estimate details

Estimate no.: 1390

Estimate date: 09/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		ROV Tank Cleaning	Tank cleaning by ROV, Stevensville Tank. Prevailing wages paid.	1	\$2,250.00	\$2,250.00

Total**\$2,250.00**

Inspection

= 1500.00

\$3750.00

Accepted date

Accepted by

Stevensville Water -

ROV + Inspection

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com



Bill to
Town of Liberty
120 North Main Street Liberty NY 12754

Ship to
Town of Liberty
120 North Main Street Liberty NY 12754

Estimate details

Estimate no.: 1389
Estimate date: 09/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		ROV Inspection	<u>Written report for</u> internal and external tank inspection. Prevailing wages paid. <u>Stevensville tank</u>	1	\$1,500.00	\$1,500.00

Total \$1,500.00 ①

Accepted date Accepted by

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com

**Bill to**

Town of Liberty
120 North Main Street Liberty NY 12754

Ship to

Town of Liberty
120 North Main Street Liberty NY 12754

Estimate details

Estimate no.: 1391

Estimate date: 09/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Diving Operation Day Rate	<u>Divers to inspect and clean</u> <u>Stevensville tank if ROV cleaning isn't</u> <u>possible. Prevailing wages paid.</u>	1	\$6,300.00	\$6,300.00
Total						\$6,300.00

Accepted date

Accepted by

Stevensville Water -
if RW not possible

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com



Bill to
Town of Liberty
120 North Main Street Liberty NY 12754

Ship to
Town of Liberty
120 North Main Street Liberty NY 12754

Estimate details
Estimate no.: 1388
Estimate date: 09/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Diving Operation Day Rate	Divers to clean and inspect Loomis tank. Rates based on Prevailing wage.	1	\$6,300.00	\$6,300.00
Total						\$6,300.00

Accepted date

Accepted by
Loomis Water - Dive

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com



Bill to
Town of Liberty
120 North Main Street
Liberty, NY 12754

Ship to
Town of Liberty
120 North Main Street
Liberty, NY 12754

Estimate details

Estimate no.: 1385
Estimate date: 09/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		ROV Tank Cleaning	Tank cleaning by ROV 34'0" X 44'4" X 10' Clearwell. Rates based on prevailing wages. <u>Loomis</u>	1	\$2,250.00	\$2,250.00

Total

\$2,250.00 (2)
+ 1500.00

\$3750.00

Accepted date

Accepted by

Loomis Water -
ROV and inspection

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com

**Bill to**

Town of Liberty
120 North Main Street
Liberty, NY 12754

Ship to

Town of Liberty
120 North Main Street
Liberty, NY 12754

Estimate details

Estimate no.: 1386

Estimate date: 09/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		internal and external inspection	Loomis tank Written inspection report for the Town clearwell 34'0" X 44'4" X 10'. Rate based on prevailing wage.	1	\$1,500.00	\$1,500.00

Total**\$1,500.00** ²**Accepted date****Accepted by**

ESTIMATE

Atlantic Underwater Services Inc.
PO Box 667
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com
+1 (757) 705-9081
atlanticunderwaterservices.com



Bill to
Town of Liberty
120 North Main Street Liberty NY 12754

Ship to
Town of Liberty
120 North Main Street Liberty NY 12754

Estimate details

Estimate no.: 1392
Estimate date: 09/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Diving Operation Day Rate	Divers to clean and inspect the Loomis tank if ROV cleaning isn't possible. Prevailing wages paid. Written report.	1	\$6,300.00	\$6,300.00
Total						\$6,300.00

Accepted date

Accepted by

Loomis Water -
if RW not possible



ADVANCED TANK &
INFRASTRUCTURE
SOLUTIONS

ATIS is a GE Energy Company

BILL TO:

Liberty Town Water & Sewer Dept.

Town Hall
120 North Main St.
Liberty, NY 12754-1861
P: +1 845-292-5620
F: +1 845-292-3041

QUOTE

QUOTE # 25B-100432

Page 1/3

SHIP TO:

Liberty Town Water & Sewer Dept.

4722 State Route 55
Swan Lake, NY 12783
P: +1 845-292-5620
F: +1 845-292-3041

Customer ID	Ship Via	Sales Rep	Terms	Date
LBTYT7	N/A	DPATIENT	NET 30	9/25/2025

Quantity	UOM	Item #	Description	Unit Price	Extended Price
1	EACH	TDVRCLEA	Diver Inspection and Sediment Removal	\$3,575.00	\$3,575.00
1	EACH	TDVRCLEA	PREVAILING WAGES INCLUDED	\$0.00	\$0.00

Loomis Water - Dive

Certified Diver Inspection and Sediment Removal of 120,000 gallon Loomis water storage tank. Services include inspection of sanitary, safety, security, structure and coating conditions. Includes report and consultation. On site disposal.

This price is for one day of labor. If an additional day is needed, it will be invoiced accordingly. This price is only valid if work on Stevensville water storage tank is performed on the same day.

Subtotal	\$3,575.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$3,575.00

Advanced Tank & Infrastructure Solutions (ATIS) Quote Information and Terms & Conditions**Service Agreement**

The Customer agrees to engage Advanced Tank & Infrastructure Solutions (ATIS) to perform the work in accordance with the terms, conditions, and pricing outlined in this proposal. The quoted amount includes mobilization.

Personnel

- Qualified Divers & Tenders (ADCI Certified) and OSHA10 trained & professional tank consultants.

Deliverables

- AWWA Compliant inspection and cleaning mobile dive station.
- All State and local requirements for ADCI certified divers and equipment will be followed.
- Written report with inspection photos and video. The report will be sent electronically via email and video can be made available through a shared cloud storage link.
- This project and all ATIS representatives will adhere to the ATIS Health & Safety Manual.

Additional Services & Requirements

- **Additional services:** Are available upon request. For specialized tasks, such as sediment sampling or environmental compliance reporting, supplementary charges may apply. Logistics planning will prioritize safety and efficiency while adhering to all applicable regulations.
- **The price does include prevailing wages.**
- **Additional time:** This proposal includes inspection and sediment removal services. Depending on the volume or type of sediment encountered, additional time may be necessary to complete the work. Should the required work exceed the defined project scope, additional time will be billed at \$405 per hour, subject to prior customer approval.
- **Water Level Requirements for Safe Access and Sediment Removal:** To ensure safe entry and effective operation of suction pumps during sediment removal, please maintain the structure as full as possible. As a general guideline, the water level should remain no more than 10-15 feet below the roof hatch. For standpipes exceeding 100 feet in height, OSHA guidelines require that the water level be maintained between 95 to 100 feet throughout the inspection and cleaning process to ensure structural safety and compliance.
- **Discharge Requirements for Sediment Removal:** If sediment removal is included in the project scope, the customer must ensure that a designated discharge location is identified and prepared prior to the start of work. The customer is responsible for the management of all water discharged during the sediment removal process. If specific discharge methods are required—such as water and sediment capture, dechlorination, or alternative disposal procedures—please inform us in advance. Additional charges may apply for non-standard discharge arrangements.
- **Dewatering bag(s):** \$405 per bag. / **Disposal Offsite:** ATIS Cost+ 10% Markup
- **Site Access Requirements:** Customer shall ensure that all access roads, gates, and site areas are suitable for safe navigation by truck and trailer and facilitate safe entry on site by ATIS representatives.

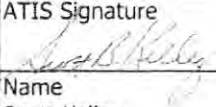
TERMS AND CONDITIONS:

- **Access Requirements :** All sites must be maintained to allow a truck and trailer to mobilize within 30 feet of the tank, with unobstructed access around the tank's full circumference. Additionally, the site must provide safe and stable ladder access to the tank rooftop.
- **Tank Access:** All entry hatches must be fully functional to allow safe internal access to each tank. The customer is responsible for unlocking all fence locks and providing keys for any tank ladder or hatch locks to ensure uninterrupted access to the work area. In addition, customer personnel must be available to assist with mobilization to all site locations as needed throughout the project.
- **Definition of Cleaning:** The term "cleaning" refers specifically to the removal of accumulated sediment up to the amount referenced on page 1 of this Quote. Any cleaning or services beyond sediment removal up to the amount referenced on page 1 of this Quote may result in additional charges to customer.
- **Discharge Responsibility :** For all cleaning projects involving sediment removal, it is the customer's responsibility to provide ATIS representatives with a designated discharge location.
- **Mobilization Definition :** The term mobilization refers to ATIS representatives being granted full access to all designated sites for the duration of the services referenced on page 1. If operational limitations prevent continuous access and/or ATIS representatives mobilize to site for a duration beyond the duration referenced on page 1 due to such operational limitations, additional mobilization charges will apply.
- **Cancellation:** Projects canceled with less than 24 hours' notice may be subject to a cancellation and rescheduling fee of \$600.
- **Limitation of Liability:** Customer acknowledges and agrees that ATIS's total liability arising from or related to the services to be performed shall not exceed fifty percent (50%) of the Total Price set forth on page 1. Customer waives claims against ATIS for consequential damages arising out of or relating to the services performed pursuant to this Quote, including damages incurred by Customer for rental expenses and for losses of use, income, or profit.

The Customer acknowledges that if the above-stated terms and conditions are not satisfied upon ATIS's arrival on-site, the hourly rate of \$405 may be applied until all requirements are met.
BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ, UNDERSTOOD, AND ACCEPTED THE TERMS AND CONDITIONS OUTLINED IN THIS QUOTE.

Please sign and email to your Territory Manager or Inside Sales.

Signatures

ATIS Signature  09/29/25	Customer Signature
Name Scott Kelley	Name
Title Director of Infrastructure Solutions	Date
skelley@atis-llc.com / 508-782-8870	PO # and Fiscal or Calendar Start Month/Year



ADVANCED TANK &
INFRASTRUCTURE
SOLUTIONS

ATIS SALES Company

QUOTE

QUOTE # 25B-100456

Page 1/3

BILL TO:

Liberty Town Water & Sewer Dept.

Town Hall
120 North Main St.
Liberty, NY 12754-1861
P: +1 845-292-5620
F: +1 845-292-3041

SHIP TO:

Liberty Town Water & Sewer Dept.

4722 State Route 55
Swan Lake, NY 12783
P: +1 845-292-5620
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Customer ID	Ship Via	Sales Rep	Terms	Date
LBTYT7	N/A	DPATIENT	NET 30	9/29/2025

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Stevensville Water - Dive

Certified Diver Inspection and Sediment Removal of 500,000 gallon Stevensville water storage tank. Services include inspection of sanitary, safety, security, structure and coating conditions. Includes report and consultation. On site disposal.

This price is for one day of labor. If an additional day is needed, it will be invoiced accordingly. This price is only valid if work on Loomis water storage tank is performed on the same day.

Subtotal	\$3,575.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$3,575.00

Advanced Tank & Infrastructure Solutions (ATIS) Quote Information and Terms & Conditions**Service Agreement**

The Customer agrees to engage Advanced Tank & Infrastructure Solutions (ATIS) to perform the work in accordance with the terms, conditions, and pricing outlined in this proposal. The quoted amount includes mobilization.

Personnel

- Qualified Divers & Tenders (ADCI Certified) and OSHA10 trained & professional tank consultants.

Deliverables

- AWWA Compliant inspection and cleaning mobile dive station.
- All State and local requirements for ADCI certified divers and equipment will be followed.
- Written report with inspection photos and video. The report will be sent electronically via email and video can be made available through a shared cloud storage link.
- This project and all ATIS representatives will adhere to the ATIS Health & Safety Manual.

Additional Services & Requirements

- Additional services: Are available upon request. For specialized tasks, such as sediment sampling or environmental compliance reporting, supplementary charges may apply. Logistics planning will prioritize safety and efficiency while adhering to all applicable regulations.
 - The price does include prevailing wages.
 - Additional time: This proposal includes inspection and sediment removal services. Depending on the volume or type of sediment encountered, additional time may be necessary to complete the work. Should the required work exceed the defined project scope, additional time will be billed at \$405 per hour, subject to prior customer approval.
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 - Discharge Requirements for Sediment Removal: If sediment removal is included in the project scope, the customer must ensure that a designated discharge location is identified and prepared prior to the start of work. The customer is responsible for the management of all water discharged during the sediment removal process. If specific discharge methods are required—such as water and sediment capture, dechlorination, or alternative disposal procedures—please inform us in advance. Additional charges may apply for non-standard discharge arrangements.
- Dewatering bag(s): \$405 per bag. / Disposal Offsite: ATIS Cost+ 10% Markup
- Site Access Requirements: Customer shall ensure that all access roads, gates, and site areas are suitable for safe navigation by truck and trailer and facilitate safe entry on site by ATIS representatives.

TERMS AND CONDITIONS:

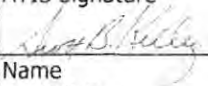
- **Access Requirements :** All sites must be maintained to allow a truck and trailer to mobilize within 30 feet of the tank, with unobstructed access around the tank's full circumference. Additionally, the site must provide safe and stable ladder access to the tank rooftop.
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- **Mobilization Definition :** The term mobilization refers to ATIS representatives being granted full access to all designated sites for the duration of the services referenced on page 1. If operational limitations prevent continuous access and/or ATIS representatives mobilize to site for a duration beyond the duration referenced on page 1 due to such operational limitations, additional mobilization charges will apply.
- **Cancellation:** Projects canceled with less than 24 hours' notice may be subject to a cancellation and rescheduling fee of \$600.
- **Limitation of Liability :** Customer acknowledges and agrees that ATIS's total liability arising from or related to the services to be performed shall not exceed fifty percent (50%) of the Total Price set forth on page 1. Customer waives claims against ATIS for consequential damages arising out of or relating to the services performed pursuant to this Quote, including damages incurred by Customer for rental expenses and for losses of use, income, or profit.

The Customer acknowledges that if the above-stated terms and conditions are not satisfied upon ATIS's arrival on-site, the hourly rate of \$405 may be applied until all requirements are met.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ, UNDERSTOOD, AND ACCEPTED THE TERMS AND CONDITIONS OUTLINED IN THIS QUOTE.

Please sign and email to your Territory Manager or Inside Sales.

Signatures

ATIS Signature 	09/29/25	Customer Signature
Name Scott Kelley		Name
Title Director of Infrastructure Solutions		Date
skelley@atis-llc.com / 508-782-8870		PO # and Fiscal or Calendar Start Month/Year

RECEIVED

SEP 11 2025

APPLICATION TOWN OF LIBERTY REFUSE COLLECTION LICENSE

License expires the 31st day of December following the Date of Issue

TOWN OF LIBERTY
TOWN CLERK'S OFFICE

1. NAME OF APPLICANT: Rieber Carting
2. ADDRESS: P.O. Box 394, Rock Hill, NY 12775
3. TELEPHONE: 845-798-3839
4. VEHICLE
 - A-NAME OF OWNER: Brandon Rieber
 - B-MAKE OF VEHICLE: Peter Built
 - C-LICENSE PLATE #: 46028-NG
 - D-BODY TYPE: Front Load Packer
 - E-REGISTRATION#: JK950936 Com 2x
5. DO YOU INTEND TO OPERATE THE VEHICLE PERSONALLY? NO
6. NAME AND ADDRESS OF EMPLOYEES WHO WILL OPERATE VEHICLE?
Luis Navarro

I CERTIFY THAT I AM FAMILIAR WITH THE GARBAGE AND REFUSE ORDINANCE OF THE TOWN OF LIBERTY AND THE RULES AND REGULATIONS APPLYING TO THE TOWN REFUSE AREA AND GARBAGE DUMP AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS THEREOF.

[Signature]
SIGNATURE OF APPLICANT

SWORN TO BEFORE ME THIS 9th DAY OF September 2025
Notary Public, State of New York
No. 01SC6104397
Qualified in Orange County
Commission Expires January 20, 2028

[Signature]
NOTARY PUBLIC

APPLICATION & LICENSE FEE: RECEIVED

DATE 9/11/25

APPLICATION INSPECTED AND APPROVED BY CODE ENFORCEMENT OFFICER

[Signature]
CODE ENFORCEMENT OFFICER

DATE 9/17/25

APPLICATION APPROVED BY THE TOWN BOARD

DATE _____

LICENSE ISSUED

DATE _____

LICENSE # 1125

RATE SCHEDULE:

PICK UP TRUCK / 1 TON OR OVER.....\$ 50.00 PACKER / CONTAINER TRUCK.....\$100.0

Did you know slips, trips, and falls contribute to approximately **25% of workplace injuries each year?**

To help address these common risks, we are launching a new grant program in partnership with New Pig. You can apply to receive a **comprehensive facility assessment** to identify potential slip, trip, and fall hazards. Upon evaluation, the grant will offer **up to \$5,000 of slip and fall prevention equipment** from New Pig to assist in remediating these hazard areas. More details below!

Grant Qualifications:

- Must be a current PERMA member.
- One entry per member.
- Priority is given to applicants addressing specific needs for slip and fall prevention items.

Grant Process:

- Once the application period closes you will be notified by our Risk Department as to the status of your application.
- If you are selected as a recipient, you will be contacted directly by New Pig to schedule a facility assessment.
- Following the assessment, all equipment recommendations will be reviewed and approved by PERMA prior to order and delivery.



TOWN OF LIBERTY
N E W Y O R K
A Great Place to Work, Live and Play

Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)

(845) 2921310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Loomis Sewer Clarifier

On April 21, 2025, the Town Board resolved to have the Loomis Sewer Clarifier repaired at a cost of \$14,400.00 through capital reserve.

After being on-site to do the repairs, additional repairs were identified.

An additional quote has been received for the repair and/or replacement of the clarifier. Both quotes received include the initial repair costs of \$14,400 and are now above the bidding requirements as per the procurement policy.

Please advise if the existing clarifier should be repaired or replaced and set a bid date.

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*



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120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)
(845) 2921310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Presidential Estates and Swan Park Lighting

Please approve the attached estimate to diagnosis lighting issues at Presidential Estates and the Swan Lake Park.

Our Mission Statement

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municipal service that promotes the highest standard of life for our community.*



Ross Electric and Generators LLC
431 Twin Bridge Rd
Ferndale, New York 12734
(845) 292-1000

Estimate 32555068
Estimate Date 9/18/2025

Billing Address
Town of Liberty
120 North Main Street
Liberty, NY 12754 USA

Job Address
Swan Lake
Outside Lighting
Swan Lake , NY 12783 United States

Description of work

After inspection of presidential lighting the following units are dark:
15,16a,36,37,38,39 -- we will check for power to see what the solution is.

After inspecting the Swan Lake Park. I found 4 out of 6 lights out. We can check to make sure connections are good and check status of batteries and advise you our findings.

My estimated labor for the 2 locations will be approximately 6-8 hours at prevailing wage of \$175/hour

Service #	Description	Quantity	Your Price	Total
			Sub-Total	\$0.00
			Tax	\$0.00
			Total Due	\$0.00
			Deposit/Downpayment	\$0.00

Thank you for choosing Ross Electric and Generators LLC!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ross Electric and Generators LLC as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



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Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)

(845) 2921310 (f)

DATE: October 6, 2025
TO: Town Board Members
RE: Account Clerk

The Account Clerk position was posted to Indeed on September 8, 2025 and has received interest from 70 candidates. Each candidate was directed to the County to apply for and to take the Account Clerk exam.

Please pass a resolution requesting a Certified List of Eligible from Sullivan County for a part-time Account Clerk at a starting rate of \$24.06 per hour.

Our Mission Statement

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TOWN OF LIBERTY
MONTHLY WORKSESSION
SENIOR CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 10:00 A.M.

The Town Board held its Monthly Worksession on 9/3/25.

PRESENT:

Supervisor Frank DeMayo
Councilmember Dean Farrand
Councilmember Vincent McPhillips
Councilmember John Lennon
Councilmember Bruce Davidson

ABSENT:

RECORDING SECRETARY:

Town Clerk Laurie Dutcher

ALSO PRESENT:

Damon Knack, Water & Sewer Foreman
Matt DeWitt, Highway Superintendent
Joanne Gerow, Dog Control Officer
James Guara, Park & Rec Director
Sunsoree Young, Acting Assessor
Tammy Wilson, Building Department
Cheryl Gerow, Finance Director

THE PLEDGE OF ALLEGIANCE.

The Supervisor called the meeting to order at 10:00 a.m.

The board meeting focused on the town's capital budgeting and equipment replacement plans. Bruce emphasized the importance of submitting capital budgets to provide a comprehensive financial picture. The discussion highlighted the need for a five-year plan to address overdue equipment replacements, with a projected cost of \$4.1 million. The board stressed the importance of planning and setting aside funds annually to avoid financial strain. Additionally, the meeting covered the need for improved communication and documentation in project planning, as well as the implementation of new management structures within the highway department. The board also discussed the necessity of following proper procedures for contracts and bids, ensuring compliance with town codes and regulations. The meeting concluded with a call for better utilization of collaborative tools like Microsoft 365 to enhance efficiency and data-driven decision-making.

TOWN OF LIBERTY
MONTHLY WORKSESSION
SENIOR CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 10:00 A.M.

The Town Clerk pointed out that ELAs do not currently have refuge collection licenses, which are required by town code. She explained that her past role, such as directly notifying awardees, had changed without clear communication.

The bid process was discussed, confirming that bids are published, posted, collected, and recorded in the minutes. It was agreed that having a valid refuge collection license is a necessary qualification for bidders, and the town needs to ensure compliance moving forward.

The board excused the Department Heads and went into Executive Session.

	2025 Building Department Monthly Report												
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Permits Issued	22	9	23	28	17	26	17	16					158
Permits Completed / Closed	11	11	27	8	26	18	12	19					132
Fire Inspections Performed	5	4	10	6	7	11	10	0					53
Complaints Open	5	5	11	14	9	4	8	12					68
Complaints Complied / Closed	6	7	10	11	8	7	19	11					79
Appearance Tickets issued	0	0	2	3	5	0	1	5					16
Planning Board Applications	3	4	4	2	0	3	6	2					24
Planning Board Approvals	0	5	2	4	2	0	1	1					15
Zoning Board Applications	0	0	0	0	0	0	0	0					0
Zoning Board Approvals	0	0	0	0	0	0	0	0					0
Municipal Searches	11	18	14	16	25	14	18	16					132

Town of Liberty
Permit Monthly Report

07/01/2025 - 08/26/2025

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
July	2025					
25-131	07/08/2025	Nicholas Collins	Res. One Family	Steiglitz Rd SBL#: 37.-1-37.4	\$150,000.00	\$3,093.20
Description of Work:						
<i>to construct a one family home</i>						
25-132	07/08/2025	Nicholas Collins	Acc. Bldg. & Garages	Steiglitz Rd SBL#: 37.-1-37.4	\$30,000.00	\$110.00
Description of Work:						
<i>to construct a 30' X 60' garage</i>						
25-138	07/10/2025	6986 State Route 17 LLC	Comm. Alter. & Repairs	708-720 Parksville Rd SBL#: 7.-1-3		\$115.00
Description of Work:						
<i>to swap telecommincation equipment on existing tower (AT&T)</i>						
25-139	07/10/2025	Kody A.O. Viele	Res. One Family	Benton Hollow Rd SBL#: 17.-1-9.2	\$375,000.00	\$1,295.80
Description of Work:						
<i>to construct a one family home</i>						
25-101	07/10/2025	Machne Gila	Commercial Demolition	5335 State Route 55 (Building #7) SBL#: 36.-1-13		\$500.00
Description of Work:						
<i>to demolish bunk house #7</i>						
25-102	07/10/2025	Machne Gila	Commercial Demolition	5335 State Route 55 (Building #8) SBL#: 36.-1-13		\$500.00
Description of Work:						
<i>to demolish bunk house #8</i>						
25-103	07/10/2025	Machne Gila	Commercial Demolition	5335 State Route 55 (Building #9) SBL#: 36.-1-13		\$500.00
Description of Work:						
<i>to demolish bunk house #9</i>						
25-140	07/21/2025	Michael Huber	Acc. Bldg. & Garages	129 Menderis Rd SBL#: 38.-1-23.1	\$9,000.00	\$27.80
Description of Work:						
<i>to construct a gate house at driveway entrance</i>						
25-141	07/21/2025	Percival Bright	Miscellaneous	230 O'Keefe Hill Rd SBL#: 5.-1-71.2		\$95.00
Description of Work:						
<i>to construct a small plunge pool (partially inground swimming pool)</i>						
25-142	07/21/2025	Juan Arnoldo Garcia	Add., Alter., & Repairs	3281 State Route 52 SBL#: 33.-6-5	\$1,500.00	\$35.00
Description of Work:						
<i>to re-roof one family home</i>						

Town of Liberty
Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
25-144	07/23/2025	Carl Hartman	Add., Alter., & Repairs	218 Denman Rd SBL#: 37.-1-29.7	\$7,965.00	\$95.00
Description of Work: <i>to install 1 - 30K BTU Mitsubishi ductless heat pump in one family home</i>						
25-133	07/23/2025	MT Hope Rd LLC	Res. One Family	Mount Hope Rd SBL#: 44.-1-63	\$100,000.00	\$1,371.70
Description of Work: <i>to construct a one family home</i>						
25-143	07/23/2025	Pamela Crozzoli	Comm. Alter. & Repairs	464 Twin Bridge Rd SBL#: 36.-1-128.1	\$25,000.00	\$265.00
Description of Work: <i>to replace antennas and other ancillary equipment on existing tower (AT&T)</i>						
25-149	07/23/2025	Daryl Campbell	Add., Alter., & Repairs	37 Youngs Hill Rd SBL#: 18.-1-63	\$10,000.00	\$115.00
Description of Work: <i>to install a footing drain and repair foundation wall of one family home</i>						
25-150	07/28/2025	Thomas Blaylock	Res. One Family	320 Breezy Hill Rd SBL#: 1.-1-18.5	\$75,000.00	\$2,420.00
Description of Work: <i>to construct one family home (to replace permit #22-054)</i>						
25-151	07/28/2025	Jason Vogler	Add., Alter., & Repairs	652 Aden Rd SBL#: 9.-1-15	\$65,000.00	\$1,330.00
Description of Work: <i>to finish basement of one family home to include living room, bathroom, bedroom and closets</i>						
25-152	07/30/2025	Robert Head	Comm. Alter. & Repairs	373/377 Willi Hill Rd SBL#: 38.-1-22.3	\$20,000.00	\$215.00
Description of Work: <i>to complete Apt. #3 & #4</i>						
					July 2025 Total:	\$868,465.00 \$12,083.50
August 2025						
25-153	08/04/2025	Joann Gesvantner	Add., Alter., & Repairs	3537 State Route 52 SBL#: 31.-1-44.2	\$20,000.00	\$215.00
Description of Work: <i>to replace existing sewage disposal system for one family home</i>						
25-156	08/06/2025	Moriggias Properties LLC	Comm. Alter. & Repairs	4751/4753 State Route 55 SBL#: 44.-1-54	\$2,500.00	\$90.00
Description of Work: <i>to convert existing apartment to office space</i>						

Town of Liberty
Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
25-157	08/07/2025	KB Seforim Center Corp	Comm. Alter. & Repairs	1852-1856 State Route 52 SBL#: 30.-1-22.2	\$12,500.00	\$145.00
Description of Work: <i>to replace septic tank and repair leechfield for existing restaurant</i>						
25-158	08/07/2025	Carl Riehl	Add., Alter., & Repairs	25/27 Cooley Rd SBL#: 6.-1-10.1	\$7,000.00	\$85.00
Description of Work: <i>to replace septic tank with new 1,500 gal. tank for one family home</i>						
25-159	08/07/2025	Filis a/k/a Phyllis Forman	Add., Alter., & Repairs	34 Post Rd SBL#: 46.A-2-32	\$16,457.00	\$185.00
Description of Work: <i>to install condenser and replace air handler for central air system in one family home</i>						
25-154	08/13/2025	Green Acres Cottages Inc	Comm. Additions	14/20 Denman Rd (Unit #4) SBL#: 30.-1-90.3	\$30,000.00	\$630.00
Description of Work: <i>to construct 25' X 33' addition and 35' X 10'6" & 13' X 7' decks (completed prior to permit)</i>						
25-155	08/13/2025	Green Acres Cottages Inc	Comm. Additions	20 Denman Rd (Unit #7 & #8 -) SBL#: 30.-1-90.3	\$60,000.00	\$1,230.00
Description of Work: <i>to construct 12'6" X 30' deck on unit #7 & 20' X 55' deck and 12' X 41' addition on unit #8 (crr ompleted prior to permit)</i>						
25-160	08/13/2025	Maria Collura	Res. One Family	Denman Rd SBL#: 30.-1-93	\$200,000.00	\$3,080.00
Description of Work: <i>to construct a one family home</i>						
25-161	08/13/2025	Cap Rate Denman LLC	Res. One Family	Denman Rd SBL#: 30.-1-94	\$200,000.00	\$3,080.00
Description of Work: <i>to construct a one family home</i>						
25-162	08/13/2025	Cap Rate Denman LLC	Res. One Family	Denman Rd SBL#: 30.-1-95	\$200,000.00	\$3,080.00
Description of Work: <i>to construct a one family home</i>						
25-163	08/13/2025	Cap Rate Denman LLC	Res. One Family	Denman Rd SBL#: 30.-1-96	\$200,000.00	\$3,080.00
Description of Work: <i>to construct a one family home</i>						

Town of Liberty
Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
25-164	08/19/2025	184 Parksville Road LLC	Add., Alter., & Repairs	184 Parksville Rd	\$50,000.00	\$515.00
Description of Work:				SBL#: 13.-1-24		
<i>to replace foundation of one family home</i>						
25-165	08/21/2025	Gregory Bryant	Add., Alter., & Repairs	114 Castle Hill Rd	\$20,988.26	\$225.00
Description of Work:				SBL#: 13.-1-31.3		
<i>to re-roof one family home</i>						
25-166	08/21/2025	David Burke	Add., Alter., & Repairs	450 Harris Rd	\$21,580.00	\$235.00
Description of Work:				SBL#: 41.-1-26		
<i>to re-roof one family home</i>						
25-169	08/25/2025	AG Environmental Resources LLC	Comm. Additions	86 Queen Mountain Rd	\$280,000.00	\$2,307.00
Description of Work:				SBL#: 48.-2-16.1		
<i>to construct the foundation only for an addition on existing building</i>						
25-167	08/25/2025	Michael Herbert	Add., Alter., & Repairs	159 Muhlig Rd	\$160,000.00	\$1,615.00
Description of Work:				SBL#: 14.-1-2.5		
<i>to construct an addition to include a large great room with kitchen, dining room, living room and unfinished basement</i>						
August 2025 Total:					\$1,481,025.26	\$19,797.00
Reporting Period Total:					\$2,349,490.26	\$31,880.50

Completion Issued Report

07/01/2025 - 08/26/2025

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
02-067	44.-1-28.13	Certificate of Compliance	02-067	Dan Cevallos	9 Cedar Ln	07/21/2025
Miscellaneous # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
15-014	7.-1-3	Certificate of Compliance	15-014	6986 State Route 17 LLC	708-720 Parksville Rd	07/08/2025
18-230	7.-1-3	Certificate of Compliance	18-230	6986 State Route 17 LLC	708-720 Parksville Rd	07/08/2025
Comm. Alter. & Repairs # of CC/CO :Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-095	48.-1-3	Certificate of Occupancy	23-095	GTAF LLC	Unit V 594 Harris Rd	08/21/2025
23-201	1.-1-18.2	Certificate of Compliance	23-201	Dome Away LLC	Breezy Hill Rd	08/18/2025
Add., Alter., & Repairs # of CC/CO :Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-032	12.-1-26.1	Certificate of Compliance	24-032	HASC Inc	Building #4 Parksville Rd	08/13/2025
Commercial Demolition # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-059	5.-1-50.2	Certificate of Compliance	24-059	GR Property Ventures LLC	343 Dahlia Rd	08/11/2025
24-061	39.-1-10	Certificate of Compliance	24-061	Justin Tate	299 Heinle Rd	08/12/2025
Add., Alter., & Repairs # of CC/CO :Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-086	18.-1-9.7	Certificate of Compliance	24-086	Jeanne Killian	186 Revonah Hill Rd	07/10/2025
Comm. Alter. & Repairs # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-136	46.-1-53.3	Certificate of Occupancy	24-136	Adlers At Swan Lake LLC	Unit 11 207 Stanton Corner Rd	08/07/2025
Comm. New Construction # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-168	1.-1-22.3	Certificate of Occupancy	24-168	Michael Davis	85 Old Lily Pond Rd	07/14/2025

Res. One Family # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-223	18.-1-63	Certificate of Compliance	24-223	Daryl Campbell	37 Youngs Hill Rd	07/10/2025
25-004	46.A-1-27	Certificate of Occupancy	25-004	111 Edgewater LLC	111 Edgewater Dr	07/10/2025
25-046	22.-1-7	Certificate of Occupancy	25-046	Ryan Henry	32 Woodland Ave	08/21/2025
25-049	46.-1-30.5	Certificate of Compliance	25-049	Vasile Bodnar	256 Lt. J.G. Brender Hwy	07/07/2025

Add., Alter., & Repairs # of CC/CO :Issued : 4

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-051	23.-1-121.1	Certificate of Compliance	25-051	Cuzins Realty LLC	149 Clements Rd	07/02/2025

Comm. Alter. & Repairs # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-056	43.-1-8	Certificate of Compliance	25-056	Tonda Foison Inc	402/370 Shore Rd	08/04/2025

Res. Demolition # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-073	30.-1-90.3	Certificate of Occupancy	25-073	Green Acres Cottages Inc	Mikvah 14/20 Denman Rd	08/25/2025

Comm. Acces. Struct. # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-074	30.-1-90.3	Certificate of Occupancy	25-074	Green Acres Cottages Inc	Unit #5 - 20 Denman Rd	08/25/2025

Comm. Additions # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-075	30.-1-90.3	Certificate of Occupancy	25-075	Green Acres Cottages Inc	Unit #21, #22, #23 - 20 Denman Rd	08/25/2025
25-076	30.-1-90.3	Certificate of Occupancy	25-076	Green Acres Cottages Inc	Unit #21, #22, #23 - 20 Denman Rd	08/25/2025

Comm. Alter. & Repairs # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-085	40.-1-21.1/3001	Certificate of Compliance	25-085	Martin Weingarten	39 Miron Ct	07/30/2025
25-088	46.A-2-4	Certificate of Occupancy	25-088	Dror Kahn	46 Pine Blvd	08/19/2025
25-095	26.-1-31.1	Certificate of Compliance	25-095	Michael Brams	8 Hemlock Ln	07/23/2025
25-118	38.-1-29	Certificate of Compliance	25-118	Richard Scott	558/564 Willi Hill Rd	07/18/2025
25-134	46.A-3-1	Certificate of Compliance	25-134	Debra Green	1 Post Rd	08/12/2025
25-153	31.-1-44.2	Certificate of Compliance	25-153	Joann Gesvantner	3537 State Route 52	08/26/2025

Add., Alter., & Repairs # of CC/CO :Issued : 6

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-154	30.-1-90.3	Certificate of Occupancy	25-154	Green Acres Cottages Inc	Unit #4 14/20 Denman Rd	08/25/2025
25-155	30.-1-90.3	Certificate of Occupancy	25-155	Green Acres Cottages Inc	Unit #7 & #8 - 20 Denman Rd	08/25/2025
Comm. Additions # of CC/CO :Issued :						<u>2</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
25-156	44.-1-54	Certificate of Compliance	25-156	Moriggias Properties LLC	4751/4753 State Route 55	08/12/2025
25-157	30.-1-22.2	Certificate of Compliance	25-157	KB Seforim Center Corp	1852-1856 State Route 52	08/25/2025
Comm. Alter. & Repairs # of CC/CO :Issued :						<u>2</u>
<u>Grand Total:</u>						<u>31</u>

Town of Liberty
Inspections Report

Start Date: 07/01/2025 End Date: 08/26/2025

Inspectors: < All >

Identifier	Address	Primary Contact	Date	Type	Inspector	Result
36.-1-13	5319-5335 State Route 55	Machne Gila 845-292-3450	07/02/2025	Commercial	Jim Gerrard	Failed
35.-2-8	52 Lake Marie Rd	Hashomer Hatzair Org	07/03/2025	Commercial	Rich Manley	Passed
35.-2-18.1	88 Ferndale-Loomis Rd	Yeshiva Letzirim Inc 917-497-2500	07/07/2025	Commercial	Jim Gerrard	Partial
18.-1-7	294-321 Revonah Hill Rd	Congregation TashbarTorasChaim	07/07/2025	Commercial	Jim Gerrard	Passed
12.-1-38.2	384 Parksville Rd	382 Parksville Realty LLC	07/09/2025	Commercial	Rich Manley	Partial
41.-1-11	95/99 Devany Rd	Baisainu Inc. 917-817-5656	07/09/2025	Commercial	Jim Gerrard	Partial
48.-2-19	164 Queen Mountain Rd	Camp Munk For Boys Inc	07/14/2025	Commercial	Rich Manley	Passed
36.-1-12	5357 State Route 55	Congregation Kahal Yirie Hashe	07/15/2025	Public Assembly < 50	Jim Gerrard	Re-Inspection
44.-1-35	1300/1302 Briscoe Rd	Rabbi Solomon Kluger	07/21/2025	Commercial	Jim Gerrard	Failed
30.-1-33.2	1784 State Route 52	Dimifini Rte 52 LLC	07/22/2025	Commercial	Jim Gerrard	Partial
Total Inspections:						10

Complaint By Status

Opened: 7/1/2025 - 8/26/2025

Status: Open

Complaint #	Open Date	Close Date	Location	Identifier	Complaint Type	Owner
<i>Complaint Status: Open</i>						
5149	07/02/25		2651 State Route 52	35.-2-24	Unsafe building	Franklin Home Builders LLC
5150	07/02/25		2651 State Route 52	35.-2-24	Garbage & Debris	Franklin Home Builders LLC
5152	07/08/25		84 Ferndale-Loomis Rd	35.-2-18.2	Stop Work Orders	Yeshiva Letzirim Inc
5153	07/09/25		84 Ferndale-Loomis Rd	35.-2-18.2	Stop Work Orders	Yeshiva Letzirim Inc
5154	07/11/25		5373 State Route 55	36.-1-11	Building Without a Permit	Congregation Chazon Yechezkal
5155	07/14/25		4751/4753 State Route 55	44.-1-54	Living Conditions	Moriggias Properties LLC
5158	07/16/25		165 Airport Rd	23.-1-76	Illegal Nature Occupancy	Celine Durand
5161	07/23/25		21 Benton Hollow Rd	26.-1-36	Garbage & Debris	Douglas Dymond
5162	08/04/25		28 Andrew Street -, 319 State Route 52	30.-1-87.1	Building Without a Permit	Good Life Enterprises LLC
5163	08/05/25		50 Kelly Bridge Rd	40.-1-2.1	Garbage & Debris	Kineret LLC
5164	08/05/25		Long Dr	28.-1-1	Property Maintenance	Long Drive LLC
5165	08/05/25		50 Kelly Bridge Rd	40.-1-2.1	Building Without a Permit	Kineret LLC
5166	08/05/25		50 Kelly Bridge Rd	40.-1-2.1	Building Without a Permit	Kineret LLC
5167	08/12/25		34 Main St	7.-8-6	Garbage & Debris	Joseph Peters
5168	08/18/25		26 Cherry Lane	35.-1-13	Property Maintenance	Aviator II Manufactured Hous I
5169	08/19/25		208 Parksville Rd	13.-1-22	Recreational Vehicles	Marco Donoso
5170	08/19/25		376 Ferndale-Loomis Rd	36.-1-61.4	Building Without a Permit	Isaac Broyn
5171	08/20/25		12-30 Mineral Springs Rd	32.-3-9.1	Property Maintenance	Deah, Inc. Congregation/Yeshiva Yoreh
5172	08/20/25		7 Mineral Springs Rd	33.-4-1	Property Maintenance	Temple B'Nai Zion, Inc.
5173	08/26/25		Post Rd	46.A-3-3	Garbage & Debris	Presidential Estates HOA
Complaint Status: Open						Total #: 20
						Grand Total: 20

Town of Liberty
Complaint By Status

Closed: 7/1/2025 - 8/26/2025

Status: Completed

Complaint #	Open Date	Close Date	Location	Identifier	Complaint Type	Owner
<i>Complaint Status: Completed</i>						
4191	03/03/21	08/11/25	34 Main St	7.-8-6	Garbage & Debris	Joseph Peters
4343	03/24/22	08/08/25	#193 Old Loomis Road /, 187 Old Loomis Rd	35.-1-32.2	Property Maintenance	Liberty MHP LLC
4348	03/24/22	07/14/25	#11 Murphy Lane /, 187 Old Loomis Rd	35.-1-32.2	Property Maintenance	Liberty MHP LLC
4351	03/24/22	07/30/25	#199 Old Loomis Road /, 187 Old Loomis Rd	35.-1-32.2	Property Maintenance	Liberty MHP LLC
4578	07/26/22	07/30/25	#15 Murphy Lane /, 187 Old Loomis Rd	35.-1-32.2	Property Maintenance	Paul Murphy
4581	07/26/22	07/21/25	59 White Sulphur Rd	38.-1-40	Property Maintenance	Richard Crowle
4662	10/18/22	07/18/25	165 Airport Rd	23.-1-76	Garbage & Debris	Celine Durand
4792	05/01/23	08/12/25	34 Main St	7.-8-6	Garbage & Debris	Joseph Peters
4832	06/23/23	07/08/25	Heinle Rd	43.-1-22	Garbage & Debris	Swan Lake Farm Inc
4892	09/12/23	07/14/25	#199 Old Loomis Road /, 187 Old Loomis Rd	35.-1-32.2	Garbage & Debris	Liberty MHP LLC
4898	09/20/23	07/21/25	1430 Briscoe Rd	45.-5-12	Storage containers	Fakhrul Islam
4913	10/27/23	07/28/25	45 Youngs Hill Rd	18.-1-56	Garbage & Debris	Kristin Erickson
4945	12/26/23	07/30/25	#17 Murphy Lane /, 187 Old Loomis Rd	35.-1-32.2	Garbage & Debris	Liberty MHP LLC
4969	03/20/24	07/07/25	2807 State Route 52	35.-2-15.1	Property Maintenance	2803 Route 52, LLC
5030	07/16/24	08/12/25	4751/4753 State Route 55	44.-1-54	Unsafe building	Moriggias Properties LLC
5066	10/10/24	07/23/25	92 Stanton Corner Rd	47.-7-4	Building Without a Permit	Hiechel Duvid LLC
5080	11/06/24	08/05/25	50 Kelly Bridge Rd	40.-1-2.1	Building Without a Permit	Pinchas Gross
5087	11/18/24	08/21/25	208 Parksville Rd	13.-1-22	Junk Cars	Marco Donoso
5088	11/20/24	08/13/25	14/20 Denman Rd	30.-1-90.3	Garbage & Debris	Green Acres Cottages Inc
5100	02/05/25	07/10/25	6 Village Green Cir	47.-3-2./1501	Building Without a Permit	Martin Gruenfeld
5105	02/27/25	07/29/25	Main St	6.-1-37.3	Garbage & Debris	Scott Lehr
5141	05/20/25	08/01/25	385 Breezy Hill Rd	1.-1-14.10	Garbage & Debris	Pamela Patur Living Trust
5145	06/30/25	07/14/25	54 Twin Bridge Rd	30.-1-85.2	Garbage & Debris	Abraham Mizrahi
5148	07/01/25	07/30/25	Nature Lake Rd	30.-1-28.16	Building Without a Permit	Zina Fainberg
5151	07/07/25	07/22/25	4797/4799 State Route 55	44.-1-17.3	Illegal Occupancy	Lake Lodge Motel LLC

Complaint By Status

Complaint #	Open Date	Close Date	Location	Identifier	Complaint Type	Owner
5156	07/14/25	08/12/25	4751/4753 State Route 55	44.-1-54	Illegal Occupancy	Moriggias Properties LLC
5157	07/14/25	08/12/25	4751/4753 State Route 55	44.-1-54	Garbage & Debris	Moriggias Properties LLC
5174	08/26/25	08/26/25	12-38 Heinle Rd/1165 Briscoe Rd	43.-1-14	Building Without a Permit	Hyland Resort, Inc.
Complaint Status: Completed						Total #: 28
Grand Total:						28

Complaint Action By Type

Action Dates: 7/1/2025 - 8/26/2025

Action Types: Appearance Ticket

Complaint #	Complaint Type	Action Date	Action Information
<i>Action Type: Appearance Ticket</i>			
5029	Living Conditions	07/23/25	Contact: Moriggias Properties LLC Appearance Date: Wednesday, August 20, 2025 @ 1:00 PM.
5051	Building Without a Permit	08/05/25	Contact: Franklin Home Builders LLC Appearance Date: Wednesday, September 17, 2025 @ 1:00 PM
5119	Garbage & Debris	08/26/25	Contact: SDRLS XV Trust Appearance Date: Monday, September 22, 2025 @ 11:00AM
5124	Septic	08/26/25	Contact: SDRLS XV Trust Appearance Date: Monday, September 22, 2025 @ 11:00AM.
5143	Illegal Nature Occupancy	08/21/25	Contact: 3195 State Route LLC Appearance Date: Wednesday, September 17, 2025 @ 1:00PM
5149	Unsafe building	08/05/25	Contact: Franklin Home Builders LLC Appearance Date: Wednesday, September 17, 2025 @ 1:00 PM
			Appearance Ticket Total #: 6
			Grand Total: 6



TOWN OF LIBERTY

N E W Y O R K

A Great Place to Work, Live and Play

Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)
(845) 2921310 (f)

DATE: August 31, 2025

TO: Supervisor DeMayo and Town Board Members

RE: August Monthly Report for Work Session

The following took place in the Finance Office in the month of August:

1. Attended five (5) meetings with OpenGov, provided numerous documents and updated various items within OpenGov for the Departments. OpenGov had three (3) additional meetings scheduled which were cancelled by them.
2. Registered the Town with Enterprise Grants Management System to allow for further grant Applications
3. Attended "Budgeting for Department Heads" hosted by the Office of the State Comptroller
4. Submitted (2) Insurance Claims for reimbursement due to hydrants being damaged
5. Submitted Workers Compensation claim
6. Filed Disability Claim
7. Prepared contracts for Electrical Services (1), Plumbing Services (1), Joint Fuel Bid (7), Auditing Services (1)
8. Worked on preparing 2026 Tentative Budget, tax cap calculations and various forms needed.
9. Provided training for two (2) temporary laborers at the Water/Sewer Department through NeoGov. Both employees completed thirty-one (31) courses which took approximately four (4) days to complete
10. Met with County IT to set-up computer for Parks and Recreation
11. All other daily duties and responsibilities

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*

**TOWN OF LIBERTY
HIGHWAY DEPARTMENT
DEPARTMENT HEAD REPORT
Matthew DeWitt, Highway Superintendent
August 2025**

August Executive Summary:

- Completing maintenance and construction projects that are on schedule and on budget. Researching the Municipal Mini Bid process through OGS for 1 Ton replacement. Contract paving is complete. Gravel has been reopened to process sand for snow and ice treatment.

Improvements/Maintenance:

- 15 days of hot patch – Cox Lane, Castle Hill, Upper Ferndale, Shore, Denman, Ferndale Loomis, Scheibe, East Mongaup, Twin Bridge, Youngs Hill, Thomas Ave, O’Keefe
- 15 days of ditching – Shore, Muhlig, West Lily Pond, Loomis Village
- Removed beaver dams once – Midway, Lenape Lake, Willi Hill, Boyd
- 4 days of catch basin reconstruction on Ferndale Loomis, Muhlig
- 7 days of culvert replacement – Shore, Castle Hill, Muhlig
- 7 days of mowing
- In house pave – Shore
- Contract mill and paved Ferndale Loomis
- **Facilities:**
- 1 days of cleaning and maintenance of highway facility
- Gutters need to be repaired
- Parking lot needs repaving - on hold
- Fuel system – In the process of creating ProKeys

Equipment/Vehicles:

- Electric Screed Heaters for paver inoperable
- Will be providing a list of surplus equipment for board approval to be put out to auction

Misc:

- MSHA inspected the gravel bank on 8/25 with no violations
- Planning on holding Fall Clean Up on October 3,4
- Received safety equipment from grant that Laurie secured for the Highway Department

Account#	Account Description	Fee Description	Qty	Local Share
A1255	Conservation	Conservation	7	36.52
	Marriage License	Marriage License Fee	8	140.00
	TOWN CLERK	EZ Pass	12	300.00
		Marriage Certificate	5	50.00
		Misc	1	4.00
		Notary Fees	55	110.00
		Sub-Total:		\$640.52
A1670.4	Building Fees	Certified Mailings	2	302.76
		Sub-Total:		\$302.76
A2544	Dog Licensing	Exempt Dogs	1	0.00
		Female, Spayed	10	90.00
		Female, Unspayed	2	25.00
		Male, Neutered	13	117.00
		Male, Unneutered	2	25.00
	SENIOR	SENIOR	3	-15.00
		Sub-Total:		\$242.00
A2545	Dog	Redeemed Dog	1	75.00
		Sub-Total:		\$75.00
B2115	Building Fees	Lot Improvements	1	300.00
		Special Use	1	300.00
		Sub-Total:		\$600.00
B2770	Building Fees	Building Permit	13	9,663.70
		Fire Inspections	5	2,495.00
		Municipal Search	17	1,700.00
		Sub-Total:		\$13,858.70
		Total Local Shares Remitted:		\$15,718.98
Amount paid to:	Ny State Dept. Of Health			180.00
Amount paid to:	NYS Ag. & Markets for spay/neuter program			35.00
Amount paid to:	NYS Environmental Conservation			625.48
Total State, County & Local Revenues:	\$16,559.46	Total Non-Local Revenues:		\$840.48

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Laurie Dutcher, Town Clerk, Town of Liberty during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date



TOWN OF LIBERTY

N E W Y O R K

A Great Place to Work, Live and Play

WATER & SEWER DEPARTMENT

120 NORTH MAIN ST

LIBERTY, NY 12754

Department Head Report

August/2025

Overview

The Town of Liberty Water & Sewer has been busy with the usual jobs for this time of the year:

1. Taking off meters.
2. Brush hogging and mowing.
3. We had to pressure wash Stanton Corners Rd sewer main 4 times due to being plugged with grease and rags. We were notified that it was backed up and leaking.
4. There were a lot of issues with clarifier. Had Tam here to bypass wiring to get it to work-Swan Lake Sewer.

Our Mission Statement

We provide effective, transparent and responsible municipal service that promotes the highest standard of life for our community.

5. Belt press has worked well all summer. 40 tons of sludge hauled out by Tam.
6. Pumps not plugged as much with rags since the overnight men started.
7. For the month of July the Swan Lake sewer plant failed a total of 10 samples. 1-suspended solids, 1-phosphorous, 5-fecal, 3-ammonias. In August we failed 1-phosphorous.

Summary/upcoming

Still working on clarifier in Loomis. Koester submitted new quote for new parts that needs to be discussed at your Board meeting. The county is working on repaving on Route 55. We will be working with them to install manhole risers. We will be finishing up with the press by the middle of September.

TOWN OF LIBERTY
MONTHLY WORKSESSION
SENIOR CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 10:00 A.M.

210-25 EXECUTIVE SESSION

The Town Board does hereby go into Executive Session at 10:54 a.m. to discuss the following:

- Water & Sewer
- Assessor

Motion: Supervisor Frank DeMayo

Second: Councilmember John Lennon

5 AYES Carried

211-25 OUT OF EXECUTIVE SESSION

The Town Board came out of Executive Session at 11:50 a.m.

Motion: Councilmember John Lennon

Second: Councilmember Bruce Davidson

5 AYES Carried

ADJOURN

The Town Board adjourned the meeting at 11:50 a.m.

Motion: Supervisor Frank DeMayo

Second: Councilmember Dean Farrand

5 AYES Carried

TOWN OF LIBERTY
PUBLIC HEARING-INTRODUCTORY LOCAL LAW NO. 4 OF 2025
SENIOR CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 6:00 P.M.

PUBLIC HEARING: 6:00 P.M.

Introductory Local Law No. 4 of 2025 entitled "A local law amending Chapter 147 entitled "Zoning" of the Code of the Town of Liberty, Sullivan County, New York with regard to Planned Unit Developments".

PRESENT:

Supervisor Frank DeMayo
Councilmember Dean Farrand
Councilmember Vincent McPhillips
Councilmember John Lennon
Councilmember Bruce Davidson

ABSENT:

RECORDING SECRETARY:

Town Clerk Laurie Dutcher

ALSO PRESENT:

Town Attorney Kenneth Klein
Finance Director Cheryl Gerow
Confidential Secretary Nick Rusin

Supervisor Frank DeMayo opened the Public Hearing by reading aloud the following notice:

TOWN OF LIBERTY
NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAW

PLEASE TAKE NOTICE that there has been introduced before the Town Board of the Town of Liberty in the County of Sullivan and State of New York, introductory Local Law No. 4 of the Year 2025, entitled "A local law amending Chapter 147 of the Code of the Town of Liberty, Sullivan County, New York, entitled "Zoning": to eliminate therefrom provisions allowing for Planned Unit Developments." The

TOWN OF LIBERTY
PUBLIC HEARING-INTRODUCTORY LOCAL LAW NO. 4 OF 2025
SENIOR CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 6:00 P.M.

proposed amendments repeal all provisions of the Town of Liberty Zoning Law that allow for the land use defined as a Planned Unit Development.

The Town Board has designated itself as Lead Agency for purposes of environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and classified the local law as a Type I Action pursuant to the SEQRA for which a full environmental assessment form will be prepared.

A copy of the aforesaid local law is on file with the Town Clerk of the Town of Liberty, New York, where the same may be examined.

PLEASE TAKE FURTHER NOTICE that, pursuant to §20 of the Municipal Home Rule Law, a public hearing will be held on the aforesaid local law before the Town Board of the Town of Liberty, at the Liberty Senior Center, 119 North Main Street, Liberty, New York, at 6: 15 p.m. prevailing time, on September 3, 2025, at which time all interested persons will be heard.

Dated: August 12, 2025

RECOGNIZE THE PUBLIC

The following people spoke in favor of removing the PUD from the Town Code:

Sabrina Artel
201 Cold Spring Road
Liberty, NY 12754
sabrinaartel@yahoo.com

September 3, 2025

Liberty Town Board
120 Main Street Liberty, NY 12754
supervisordemayo@townofliberty.org
l.dutcher@townofliberty.org

Dear Supervisor DeMayo and Board Members,

With respect to the Public Hearing scheduled for September 3, 2025 Zoning/PUD Local Law:

I live in Liberty and there are many reasons that I strongly oppose the PUD section of the Zoning Code. I spoke at the hearing on March 3, 2025, in addition to submitting my written comments.

I ask this again: What is the vision for our town? Do we have a long view about what is best for future generations and the resources that sustain us? Let us work together on this.

I urge you to listen to the many people that live here opposing the kind of land speculators and high-density development spreading throughout our town and also the reckless projects being proposed.

Since March, it has become even more obvious that we in Liberty are not the only residents that are being faced with threats from high density development and land speculation, to the quality of our life, the rural nature of our town and county, our water, air and infrastructure. In my neighborhood on Cold Spring Road, I am surrounded by valuable agricultural land and farms, in addition to wetlands and vital wildlife corridors. Once destroyed, we will not get these essential natural resources back.

We are not operating blindly to what kind of damage this kind of land speculation, this high-density development causes. We know about the contamination - brown water and sludge coming out of people's faucets and lack of water already being experienced by residents in Fallsburg. The threats to the resident's safety as water hydrants sit drained and empty. We already know about moratoriums being demanded, including a moratorium in the Town of Bethel. We already know about high density traffic and destruction of farmland in Orange County. We already know about heartbreak that some of our

neighbors are facing here in Liberty as their homes are devalued and their sanctuaries desecrated. I can add the threats of light pollution, noise, dangerous storm runoff and the tremendous financial burden this will cause.

What is extraordinary and a testament to how much so many of us love where we live are the volunteer citizen groups that have emerged to protect both our present and future here. These coalitions should send a powerful signal about our vision and wishes to our electeds.

It is careless to allow zoning codes to put the quality of our lives, our children's lives, and that of the environment under threat. We are already underprepared for the dangers we face and should be doing everything possible to ensure a stronger, healthier community that respects appropriate land use that nurtures our rural communities. Our rural character and small towns are an asset and once destroyed it is impossible to regain.

Now is the time to remove the Planned Unit Development section of the Zoning Code in the Town of Liberty in Sullivan County, New York. Please vote to remove the PUD section of the Zoning Code.

Thank you for your service, for your consideration and for listening.

Respectfully,

Sabrina Artel

From: director@nyenvironcom.org
Sent: Wednesday, September 3, 2025 9:13 AM
To: supervisordemayo townofliberty.org; Laurie Dutcher, Town Clerk, CMC, RMC
Subject: Libertv PUD Law Revision

Sept 3rd, 2025

Liberty Town Board
120 Main Street Liberty, NY 12754
supervisordemayo@townofliberty.org
l.dutcher@townofliberty.org

By Email Supervisor DeMayo and Board Members:

Re: Libertv PUD Law Revision

We, NYenvironcom, are a land-use focused 501c3 nonprofit, working primarily in Orangs, Sullivan, and Ulster counties of New York state,

Our mission revolves around encouraging well thought land use decisions that both allow for growth where appropriate, and protection where necessary.

We see the strongest need for this conversation on the boundaries and contact between urban and rural lands and land use.

Simply, support of our rural areas is more critical than ever,

Further, with the abundance of idle brownfields and existing underutilized urban lands that have strong potential for reintegration into the urban landscape and for creating new micro centers there is little to no need to even consider disturbing the rural areas that provide the life of our air and waters through their filtering and rejuvenating capabilities and other positives.

Development must be discouraged in our undisturbed wilds, while concurrently development must be supported in those areas where it is least damaging, and most efficient.

Removing the possibility of dense development in lands where it will never be efficient, never be economically sound without subsidies or loopholes, and can not be sustained is the best decision.

Encroaching suburbanization is the root of many of our land use issues over the past century. The associated inefficiencies and ignored costs have led to too many mishaps and greater problems for our peoples.

We've seen what happened in recent times with the Waste Water Treatment Plant in Bloomingburg, and what's been happening to the Neversink River in Deerpark/Pt Jervis due to encroaching dense suburbanization.

The elimination of the Planned Unit Development (PUD) Law would be a key step to avoid seeing this story potentially play out again in Liberty, to the detriment of its residents as well as our larger community.

We support this elimination, and ask the town to proceed in its removal from the zoning code.

Submitted, for your consideration

Alex (Al) Scilla

Founder/director

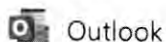
NYenvironcom

41 Main St Unit 121, New Paltz NY 12561

+1 347 867 5404

nyenvironcom.ngo





Protect Swan Lake

From Maggie M <maggiematullo@gmail.com>

Date Mon 9/1/2025 8:06 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

Dear Laurie Dutcher and Liberty Town Board,

I live on Route 55 in Swan Lake and strongly oppose both the PUD law and the oversized sewer plant expansion that enables it. PUDs are designed for urban areas, not rural Catskill towns like ours.

To be clear: I do not object to the smaller sewer plant proposal. I think the 2021 proposal was appropriate, a plant that can process 686,000 gallons per day, makes sense. Our community needs a responsible upgrade. What does not make sense is suddenly jumping to 960,000 gallons per day — not for us, but to accommodate outside users and mega-developments that don't belong here.

At the same time, we are already underprepared for the dangers we face. This region of New York is heavily wooded and relies almost entirely on volunteer firemen. We're already seeing more wildfires in this area, and anyone who's watched what happened in Greenwood Lake — or worse, California — knows how fast a forest fire can turn deadly. The Catskill roads were never designed for large-scale evacuation. One fire could trap entire neighborhoods.

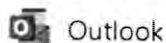
If growth at this scale is forced through, then the Town should be prepared to match that risk with a \$40 million investment in a full-time career fire brigade and infrastructure to handle a true disaster. But let's be honest: we as taxpayers can't afford that. I can already see the slippery slope — where the people who actually keep this community running can no longer afford to live here. That's the opposite of good planning.

Please repeal the PUD law and scale the sewer plant back to what was originally agreed upon. Keep rural Sullivan rural.

Sincerely,

Maggie and Joseph Matullo

Swan Lake Resident, 4904 Route 55



Written Public Comment by Cora Edwards to Remove the PUD section of the Liberty Zoning Code

From Cora Anne Edwards <cora.edwards.libertyny@gmail.com>

Date Tue 9/2/2025 1:04 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

"Dear Town of Liberty Board and Clerk,

With respect to the Public Hearing scheduled for September 3, 2025 Zoning/PUD Local Law:

After strong public opinion and numerous motions by the Liberty Town Board to amend and ultimately revoke the Zoning/Planned Unit Development (PUD) Law, it is clear that this section of the Zoning Code must be removed in the interests of the greater good for public health and public safety.

One of the reasons is that having a Planned Unit Development in the Town of Liberty sets a dangerous precedent in which any existing zoning code is at risk of being overturned by creating developments that are not in keeping with the existing characteristics and capacity of the land.

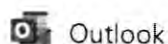
There is already a tremendous amount of pressure on current resources and infrastructure: water, electricity, roads, air quality, light pollution at night, clear cutting of trees, storm water run off - to name just a few.

It appears that the Town of Liberty Planning Board currently does not take a "hard look" at the CUMULATIVE impacts of projects seeking special use permits in the NY SEQRA process, let alone what would be required for complete zoning changes that PUDs inevitably bring.

Everyone sees what is happening in neighboring Towns where PUD projects completely and irreversibly change the landscape and overwhelm the infrastructure, causing ever-increasing tax hikes without commensurate services.

Therefore, it is time to remove the Planned Unit Development section of the Zoning Code in the Town of Liberty in the Catskills of New York State.

Respectfully,
Cora Edwards
1495 Briscoe Road
Swan Lake, NY 12783
(845)747-4708



PUD

From Gmail <dara3286@gmail.com>

Date Mon 9/1/2025 8:17 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

Good evening, Laurie,

Please include this email in the public comments regarding the PUD.

Dear Supervisor DeMayo and board members,

I am writing regarding the retraction of the PUD from the town zoning law. I would like to express how important it is to this community that the PUD be retracted in its entirety. The majority of the community has been very vocal and very active in expressing its will in seeing this law struck from the zoning law. After countless meetings, letters, studies and discussions, we have heard and seen it all. After weighing the facts, the PUD is not beneficial to the Town of Liberty and is actually detrimental. Please do not delay this any longer. Pass the new local law, removing the PUD from the zoning law today.

Thank you very much for your consideration.

Dara Williams

62 Liberty St., Liberty, NY 12754

Sent from my iPhone

September 3, 2025

To the Town of Liberty Town Board,

I am writing in strong support of **removing** the Planned Unit Development (PUD) Law from the Town of Liberty's zoning code.

The PUD law, while originally intended to encourage creative and flexible development, has in practice opened the door to projects that would overwhelm the character and capacity of our small town. As we've seen, PUDs allow developers to bypass the protections in our zoning laws, trading clear rules for broad discretion. This creates uncertainty for residents, favors developers, and puts local taxpayers at risk of shouldering infrastructure and service costs that should not fall on them.

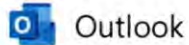
By eliminating the PUD law, Liberty would be taking an important step toward:

- Protecting Rural Character – Our zoning laws are in place to preserve the balance between residential, agricultural, and commercial uses. PUDs too often invite high-density or oversized projects that are incompatible with the fabric of our community.
- Ensuring Fairness and Transparency – Removing the PUD option eliminates negotiations that may favor developers over residents. Zoning laws should apply evenly and predictably to everyone.
- Safeguarding Infrastructure and Finances – Large-scale PUD projects typically require costly upgrades to roads, sewer, and water systems. Without guaranteed contributions from developers, these burdens fall on current residents and taxpayers.
- Encouraging Sustainable Development – Liberty already has zoning tools that allow for thoughtful, incremental growth. We do not need a loophole that undermines our own planning efforts.

Our community deserves zoning laws that protect residents, taxpayers, and the natural environment we value—not laws that invite speculative development without accountability. I urge the Town Board to adopt the proposed removal of the PUD Law.

Thank you for your consideration,

Erin Smith



PUD

From DIANE NATHANSON <deeeny@aol.com>

Date Wed 9/3/2025 7:26 AM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

To the Town of Liberty Board Members and Town Clerk,

As a long time property owner on Briscoe Road in the Hamlet of Swan Lake, I'm writing this public comment in support of the REMOVAL of the Planned Unit Development (PUD) from the Liberty Zoning Code.

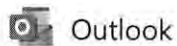
Over the last twenty five years the maintenance of basic infrastructure in the hamlet - roads and sewer in particular - has not kept pace with the amount of new homes being built, let alone for long standing residences.

We can't turn back the clock to how serene Swan Lake used to be, however we can prevent the situation from becoming more difficult to maintain.

To encourage yet more high density housing through PUDs will make increase taxes in one of the highest taxed districts in New York State without the benefit of additional services, not just for the Hamlet of Swan Lake, but throughout the Town of Liberty.

In closing, please vote to remove the PUD from the Town of Liberty Zoning Code.

Respectfully,
Diane Nathanson



Comment on removing PUD from Liberty Town Code

From Elizabeth Greig <elizabeth.greig@parsleyhealth.com>

Date Tue 9/2/2025 4:15 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

Hi Laurie,

Would you please send this to Frank and all 4 of the other Town Board members.

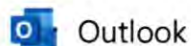
Thank you,
Elizabeth

Dear Supervisor DeMayo and Liberty Town Board Members,

Thank you for passing the resolution several months ago to remove the option of a Planned Unit Development (PUD) from the Liberty Town Code. As you have heard over the last two or more years, there has been and continues to be substantial community opposition to any development in Liberty under PUD zoning option. There are less burdensome and better regulated ways to support development in our town and ensure that development does not exhaust our already stretched natural resources and is in keeping with the community character.

I am adding my support and request to ask that the Board follow through with the final step in removing the PUD from our town code by passing the Local Law #4 for 2025 for which a public hearing is being held tomorrow, September 3rd.

Sincerely yours,
Elizabeth Greig, NP
Liberty, New York



Public Comment in Support of Eliminating Planned Unit Developments

From Pam Krevoy-Wagner <pam19@optonline.net>

Date Tue 8/26/2025 8:45 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

Dear Town Clerk Dutcher,

I am writing to express my strong support for the proposed Local Law No. 4 of 2025, which repeals all provisions of the Town of Liberty Zoning Law that allow for Planned Unit Developments (PUDs).

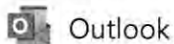
The PUD framework has too often been used in ways that accelerate overdevelopment, strain existing infrastructure, and diminish the quality of life for year-round residents. Liberty's water, sewer, and road systems are already under significant pressure, and additional large-scale developments would only increase costs for taxpayers while threatening the long-term sustainability of our community.

By eliminating PUDs from the zoning code, the Town is taking a responsible step toward protecting natural resources, maintaining rural character, and ensuring that future development is carefully reviewed under existing zoning categories rather than pushed through under broad, loosely defined allowances.

I urge the Town Board to adopt this local law and set Liberty on a path of balanced, sustainable growth that prioritizes residents, not speculative development.

Thank you for your consideration.

Sincerely,
Pam & Stan Wagner
Loch Sheldrake, NY



Outlook

Town of Liberty PUD

From Kathie Aberman <kmaberman@gmail.com>

Date Tue 8/26/2025 1:55 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

To: Frank DeMayo and the Town Council

Re: Town of Liberty PUD

I am writing to voice my disapproval of the lack of action on the repeal of the PUD, which was voted on and approved several months ago. The necessary steps, repeal and submission to the County for a 239 review, have been delayed and dragged out. Why??? It is clear that the residents of the Town of Liberty have rejected this form of development, so I see no reason for delaying this action.

I would like to present, once again, some of the reasons to block the kind of development that the PUD would enable in our Town.

(1) My research has shown that PUDs are primarily for urban or smaller sized cities, not for changing rural areas into urban areas. They are used to encourage mixed use communities that meet the needs of **many** segments of the population.

(2) Right now, the Town infrastructure is struggling to meet the demands of traffic, roads, electricity, internet, sewer and water. The high density housing being planned will increase those demands to the breaking point - and it is the current local population that will suffer.

(3) PUDs, especially in a rural setting, are a way to circumvent zoning codes, which are there to protect the established population and their needs.

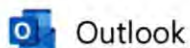
(4) Some of our greatest community assets are the clean water, the wetlands and wildlife, and the agricultural properties. Folks who come to visit our region to enjoy these resources are a tremendous economic asset. These resources will be destroyed by over-development, and once they are gone, they are gone forever.

(5) Our neighboring towns of Fallsburg and Thompson are struggling with the same conditions that we envision will happen in Liberty, should the PUD remain in place and permit unregulated special housing developments.

(6) Furthermore, any new housing development, besides being appropriately scaled for our small-town/rural area, should be housing that is open and welcoming to ALL residents, and contain mixed housing, including low-income options that might begin to address the housing crisis that we currently face.

Please, do your job and take action on the repeal of the PUD.

Respectfully,
Kathie Aberman
37 Delaware Ave
Liberty, NY 12754



No to PUD!

From Marc Wietschner <mewmd@yahoo.com>

Date Tue 8/26/2025 8:08 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

I will be unable to attend the public hearing on Sept 3. Please accept this letter on my behalf.

Please protect Liberty and its environs!

Liberty does not need the PUD (Planned Unit Development) Law that was passed almost 40 years ago. If allowed to remain, this law will almost certainly be taken advantage of by developers who will use it to build high density projects and negatively affect our region like that which is happening in Fallsburg and Thompson. This law would put strain on our infrastructure and threaten our natural resources. It is unnecessary and undesirable to circumvent our zoning laws and put our tranquil residential, rural, and agricultural region at risk.

Allowing the PUD Law will be a scourge to our beloved Liberty and surrounding regions. Please do not allow this to happen.

Sincerely,

Marc E Wietschner, MD

120 Edgewater Drive
Swan Lake, NY 11598



PUD public hearing comment

From NANCY LEVINE <swanlakeny@gmail.com>

Date Tue 8/26/2025 8:07 PM

To Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

To the Liberty Town Board:

It should be perfectly clear by this point that the majority of Liberty residents are opposed to a PUD zone, as there is no reason we need one. Landowners are free to apply for a special use permit under other existing zones, as was done by Iched Anash, formerly the Stevensville. Others can do the same.

I see no reason to rehash all the reasons, which many residents have publicly brought to your attention several times. Please get this done and repeal the PUD.

Sincerely,

Nancy Levine

Dr Michael Edwards
1495 Briscoe Rd, Swan Lake, NY 12783
845-747-4708
edwarmi@hotmail.com

August 28th 2025

Written Comment on proposed Local Law 4 of 2025, Town of Liberty, NY

I write to add my full support to the removal of the PUD designation from the Town of Liberty Town Code as provided for in Local Law 4 of 2025. This proposed Law will end the uncertainty surrounding what constitutes a PUD and remove the possibility that the PUD designation is used to circumvent crucial provisions of the Town's Zoning Law.

It has become clear from recent applications for PUD status that this provision of the Town Code is confusing, ambiguous and dangerously unclear, offering loopholes for those who wish to violate the Town Code's underlying provisions in relation to land use and the protection of the environment and the rural character of the Town of Liberty. It is also unnecessary given that other, better and clearer routes exist to present proposals for mixed use development.

I urge the Liberty Town Board to adopt Local Law 4 and remove the PUD option from the Town code entirely.

Sincerely Yours,

(Dr) Michael Edwards

TOWN OF LIBERTY
PUBLIC HEARING-INTRODUCTORY LOCAL LAW NO. 4 OF 2025
SENIOR CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 6:00 P.M.

The Public Hearing was closed at 6:31 p.m.

Motion: Councilmember John Lennon

Second: Councilmember Dean Farrand

5 AYES Carried

Respectfully submitted,

Laurie Dutcher, Town Clerk

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 6:30 P.M.

At the Regular Meeting of the Town Board of the Town of Liberty held on 9/3/2025 at 6:30 p.m., the following were present:

PRESENT:

Supervisor Frank DeMayo
Councilmember Dean Farrand
Councilmember Vincent McPhillips
Councilmember John Lennon
Councilmember Bruce Davidson

ABSENT:

Town Attorney Kenneth Klein

RECORDING SECRETARY:

Town Clerk Laurie Dutcher

ALSO PRESENT:

Finance Director Cheryl Gerow
Confidential Secretary Nick Rusin

PLEDGE OF ALLEGIANCE

212-25 SEQRA LEAD AGENCY / TYPE I ACTION RESOLUTION

WHEREAS, the Town Board of the Town of Liberty is considering the adoption of Introductory Local Law No. 4 of 2025 entitled "*A Local Law Amending Chapter 147 of the Code of the Town of Liberty, Sullivan County, New York, Entitled 'Zoning' to Eliminate Therefrom Provisions Allowing for Planned Unit Developments*"; and

WHEREAS, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act (SEQRA), as set forth in Article 8 of the Environmental Conservation Law and the implementing regulations at 6 NYCRR Part 617; and

WHEREAS, the Town Board is the appropriate agency to act as **Lead Agency** for the purposes of the environmental review of the proposed local law; and

WHEREAS, the Town Board has reviewed the proposed action and the criteria set forth in 6 NYCRR §617.7, and has determined that the adoption of this local law constitutes a **Type I Action** under SEQRA;

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DATE: 9/3/25
TIME: 6:30 P.M.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Liberty hereby:

1. **Designates itself as Lead Agency** for the purposes of SEQRA review of Introductory Local Law No. 4 of 2025.
2. **Determines the proposed action to be a Type I Action** under SEQRA.
3. **Directs the preparation and completion of a Full Environmental Assessment Form (EAF)** for the proposed local law.
4. **Resolves to review the EAF and any other relevant materials** to determine the potential environmental impacts of the proposed action.
5. **Reserves the right to make a determination of significance** (Negative or Positive Declaration) upon review of the completed EAF in accordance with SEQRA.
6. **Waives the reading of this resolution.**

ROLL CALL VOTE:

Supervisor Frank DeMayo	AYE
Councilperson Dean Farrand	AYE
Councilperson Vincent McPhillips	AYE
Councilperson John Lennon	AYE
Councilperson Bruce Davidson	AYE

213-25 FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) – SHORT FORM FOR LOCAL LAW

Project Information

Project Name: Introductory Local Law No. 4 of 2025

Lead Agency: Town Board of the Town of Liberty

Project Location: Town of Liberty, Sullivan County, New York

Brief Description of Action: Local Law amending Chapter 147 (Zoning) to eliminate provisions allowing for Planned Unit Developments.

Part 1 – Project Information (Yes/No/Not Applicable)

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? Yes – amendment of zoning law
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action result in the impairment of the environmental characteristics of the community? No
5. Will the proposed action result in any adverse environmental impacts? No

Part 2 – Impact Assessment

Land Use: No significant impact; action modifies zoning law only.

Traffic: No impact.

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Air/Water Quality: No impact.
Noise: No impact.
Energy: No impact.
Community Character: No significant change.
Natural Resources: None affected.

Part 3 – Determination of Significance

Based on the responses in Parts 1 and 2, the Town Board finds that the proposed action will not have a significant adverse impact on the environment.

ROLL CALL VOTE

Supervisor Frank DeMayo	AYE
Councilperson Dean Farrand	AYE
Councilperson Vincent McPhillips	AYE
Councilperson John Lennon	AYE
Councilperson Bruce Davidson	AYE

214-25 SEQRA NEGATIVE DECLARATION – INTRODUCTORY LOCAL LAW NO. 4 OF 2025

WHEREAS, the Town Board of the Town of Liberty has completed review of the Full Environmental Assessment Form (EAF) and other supporting documentation for Introductory Local Law No. 4 of 2025; and

WHEREAS, the Town Board, acting as **Lead Agency**, has determined that the proposed action will not result in any significant adverse environmental impacts;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to SEQRA, the Town Board of the Town of Liberty hereby issues a **Negative Declaration**, finding that the adoption of Introductory Local Law No. 4 of 2025 will not have a significant adverse effect on the environment; and

BE IT FURTHER RESOLVED that the reading of this SEQR was hereby **waived**.

ROLL CALL VOTE:

Supervisor Frank DeMayo	AYE
Councilperson Dean Farrand	AYE
Councilperson Vincent McPhillips	AYE
Councilperson John Lennon	AYE
Councilperson Bruce Davidson	AYE

CORRESPONDENCE

1. Correspondence from Senator Peter Oberacker.
2. Sullivan County 911 Communications regarding EMS, Law Enforcement, and Fire Dispatch

TOWN OF LIBERTY BOARD MEETING
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reports for July 2025.

3. Correspondence from We Are One Sullivan regarding the use of public parks.
4. Correspondence from the Division of Mineral Resources, Mined Land Inspection Report.

215-25 ACCEPTANCE OF INCOMING CORRESPONDENCE

The Town Board accepts the incoming correspondence.

Motion: Councilmember Dean Farrand

Second: Councilmember John Lennon

5 AYES Carried

216-25 RETRACTION OF PREVIOUS RESOLUTION NO. 175-25 ON JULY 21, 2025 POLITICAL ACTIVITIES PROHIBITED IN TOWN PUBLIC PARKS

The Town Board does hereby retract Action 175-25- POLITICAL ACTIVITIES PROHIBITED IN TOWN PUBLIC PARKS:

The Town Board does hereby amend Town Code subsection 109-11 B to explicitly add an item (21) to subsection 119-11 - Rules of Conduct. This addition will firmly prohibit political solicitation, political demonstrations, protests, and rallies in designated public parks.

Furthermore, the same prohibition will be incorporated into the Park Pavilion Reservation Form under Rules, Item 6.

Motion: Councilmember Dean Farrand

Second: Councilmember Bruce Davidson

5 AYES Carried

217-25 REMOVAL OF ITEM #6 ON THE PARK PAVILION RESERVATION FORM

The Town Board does hereby remove Item #6 on the Park Pavilion Reservation Form.

Motion: Supervisor Frank DeMayo

Second: Councilmember Bruce Davidson

5 AYES Carried

218-25 911 REMEMBRANCE SERVICES SET

The Town Board does hereby set the 911 Remembrance Services for 9/11/25 at 6:00 p.m. at LaPolit Park.

Motion: Councilmember Dean Farrand

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Second: Councilmember Bruce Davidson
5 AYES Carried

MOTION DIRECTED TOWN ATTORNEY TO DRAW UP LOCAL LAW TO EXCEED THE NYS TAX CAP FOR THE 2026 BUDGET YEAR-TABLED

219-25 APPROVAL OF PROPOSAL NO. 5 WITH THE EMPLOYEE RELATIONS COMMITTEE

The following resolution was introduced by Councilmember Dean Farrand, who moved its adoption, and seconded by Supervisor Frank DeMayo to wit:

WHEREAS, the Employee Relations Committee has submitted Proposal #5 dated August 25, 2025, regarding employee salary adjustments and related benefits for the years 2026 through 2029; and

WHEREAS, the Town Board of the Town of Liberty has reviewed and considered the recommendations contained therein;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Liberty does hereby adopt the following provisions as agreed upon between the Employee Relations Committee and the Town Board:

1. Salary Increases (2026–2027):
Annual increases of \$0.50 per hour for the years 2026 and 2027. **(2028 and 2029 will be negotiated at a later time).**
2. Longevity Schedule Adjustment:
Longevity compensation shall be \$100.00 for each year of service, with the first payment beginning at year five in the amount of \$500.00. This replaces the prior schedule of \$300 for each five-year period.
3. Step Increases:
Step increases shall be adjusted to \$1.50 for every five years of service, with an additional year-one step increase of \$0.25. This replaces the prior schedule of \$0.50 every five years and ends after 25 years. **(Discussions were TABLED until January 2026)**
4. Clothing/Boot Allowance:
 - Up to \$300.00 per year for the purchase of OSHA-compliant boots for full-time employees.
 - Up to \$100.00 per year for part-time/seasonal employees in the Highway, Water & Sewer, and Parks & Recreation/Buildings & Grounds Departments.
 - Purchases must be made through the Safeguard Company (safeguard.com) from pre-approved boot brands.
5. Health Insurance Contributions (Employees hired after January 1, 2005):
 - Less than 10 years of service: 10% contribution toward health insurance plan.

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- 10 to 20 years of service: 5% contribution toward health insurance plan.
- More than 20 years of service: 0% contribution.
- The Town Board makes no commitment to maintain the same provider for the full term of the contract but acknowledges employee concerns.

(Discussions were TABLED until January 2026)

Motion: Councilmember Dean Farrand

Second: Supervisor Frank DeMayo

5 AYES Carried

220-25 AUTHORIZING SUPERVISOR TO SIGN NYSEFC GRANT CONTRACT – SWAN LAKE SEWER DISTRICT

WHEREAS, the Town of Liberty has been awarded an Engineering Planning Grant (EPG Project No. 124719) through the New York State Environmental Facilities Corporation (NYSEFC) for the purpose of conducting an engineering study to evaluate the existing wastewater collection system in the Swan Lake Sewer District; and

WHEREAS, the terms of the grant require the Town to provide a local match equal to twenty-five percent (25%) of the total eligible project cost; and

WHEREAS, the Town Board has determined that acceptance of this grant and commitment of the required local match is in the best interest of the Town of Liberty and the Swan Lake Sewer District; and

WHEREAS, the NYSEFC requires execution of a Grant Agreement and related documents by the Town of Liberty in order to authorize disbursement of funds and allow the project to proceed;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Liberty hereby authorizes the Town Supervisor to execute the NYSEFC Grant Agreement dated September 15, 2025, together with any and all disbursement requests and other documents necessary to carry out the intent of said Agreement, on behalf of the Town of Liberty; and

BE IT FURTHER RESOLVED, that the Town Board hereby commits to providing the twenty-five percent (25%) local match required under the grant program; and

BE IT FURTHER RESOLVED, "The question of the adoption of the foregoing resolution was duly put to a vote and declared adopted.

Motion: Councilmember Dean Farrand

Second: Supervisor Frank DeMayo

NO: Councilmember Vincent McPhillips

4 AYES Carried

TIME: 6:30 P.M.

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- 2008 Ford E350 Van
- Countyline 5ft. Brush Hog
- 8 Ft. Fisher Plow
- Tandem rear end cutoff
- Single axle rear end
- 8ft Western Plow
- Giant Vac leaf sucker

Motion: Councilmember Dean Farrand
Second: Councilmember John Lennon
5 AYES Carried

MOTION ACCEPTING THE KOESTER ASSOCIATES, INC. SECOND PROPOSAL (DATED 8/25/25) FOR THE LOOMIS WWTP CLAIFIER REPAIR ADDITIONAL WORK FOR A PRICE OF \$31,791.43 TABLED

225-25 TOWN BOARD REQUESTS THAT THE COUNTY OF SULLIVAN PETITION THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION TO ESTABLISH A LOWER SPEED LIMIT ON WALNUT MT.RD., LIBERTY, NY

The Town Board of the Town of Liberty does hereby request, with the submittal of a completed TE-9, that the County of Sullivan Department of Public Works request the State of New York Department of Transportation to establish a lower speed limit on Walnut Mt. Rd. TR 60, from CR 15.

Motion: Councilmember Dean Farrand
Seconded: Councilmember Bruce Davidson
5 AYES Carried

REQUEST BY CHIEF D'AGATA TO PLACE LICENSE PLATE READER ON TOWN'S RIGHT OF WAY ON 52 BY LONG DRIVE -RESOLUTION NOT PASSED

Motion: Supervisor Frank DeMayo
Seconded: Councilmember Dean Farrand
2 AYES
3 NO: Councilmember Vincent McPhillips
Councilmember John Lennon
Councilmember Bruce Davidson

226-25 BUDGET WORKSESSION SET

The Town Board does hereby set the Budget Work Sessions for:
10/8/25 at 2:00 p.m.

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10/9/25 at 10:00 a.m.

Motion: Supervisor Frank DeMayo
Seconded: Councilmember Dean Farrand
5 AYES Carried

DISCUSSION

OLD BUSINESS

UNDER REVIEW

1. Shipping Containers
2. Fence In/Fence Out
3. Update of Comprehensive Plan

IN PROGRESS

1. Solar moratorium in the Commercial Industrial Zone.
2. Illegal dumping of garbage
3. Delaware Town/Village Water Sewer Study
4. Walnut Mt. Pavilion
5. Human Resource (HR)

PUBLIC PARTICIPATION

NANCY LEVINE

- Expressed gratitude to Vincent and Joanne McPhillips for their dedicated work maintaining the roundabout, emphasizing the significant effort involved in gardening.
- Responded to John's comment about Planned Unit Developments (PUDs), stating that responsible development is possible without a PUD and that it has not been necessary in the past.
- Raised concerns about increasing taxes—county, village, and school taxes—highlighting the financial strain on residents, especially those on fixed incomes, and the risk of long-term residents being forced to leave.
- Requested that salary raises be allocated to workers who have not yet received significant increases, while being mindful of the 2% cap
- Noted that only two out of six solar lights in the park are working.

KATHY SPAFFORD

Kathy Spafford, a resident of 100 Denman Road in Liberty, objects to the recent approval of building permits for four single-family homes on Denman Road. She notes that the lots are only 100 feet wide and 250 feet deep, and the permits were approved without any zoning variances, unlike her own experience in 1994, which required a variance for road frontage. Kathy also raises concerns about the

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local water supply, explaining her own well had to be drilled 750 feet deep to support a three-bedroom house. She questions the sustainability of allowing four houses on two acres in a rural area and criticizes the code enforcement officer for approving the permits without following proper procedures.

KEN WAMPLER

Ken Wampler, a long-term Sullivan County resident, recounts his experience in helping establish the first supportive housing program for homeless people with HIV in New York City, which became a national model. He acknowledges the challenges of homelessness, mental illness, and addiction, and urges officials to support an \$8 million state-funded transitional housing project. Mr. Wampler highlights that the project would provide essential services, save taxpayer money, and address the housing crisis in Liberty. He criticizes the influence of NIMBY (Not In My Backyard) attitudes, calling them a form of prejudice, and emphasizes the need for education and community assurance about the program's integrity and adherence to regulations. Mr. Wampler implores officials not to let the funding opportunity expire and encourages them to visit successful sites run by the proposed partner. He concludes by stressing that the solution to homelessness is housing, not punitive ordinances against sleeping outside, and urges collaboration to secure much-needed support for vulnerable community members.

MIKE O'BRIEN

Mike O'Brien, a highway department employee and local resident, spoke about the unfairness of the town board limiting employee raises to just 50 cents per year, the same as in 2021. He argued that the cost of living has risen significantly, making it impossible for workers to maintain their standard of living on such minimal increases. He noted that while the supervisor has been able to double his own pay, town employees are being left behind. Mr. O'Brien warned that if wages don't improve, the town risks losing more staff, which would hurt residents who rely on essential services provided by "the little guys" who maintain roads, parks, and programs like summer camp. He urged the board to reconsider its stance on wages.

ELIZABETH GREIG

Ms. Greig responded to a comment about housing developments generating tax revenue. They emphasized that residential development actually costs the town more in services than it brings, citing a 2018 county study showing Liberty spends \$1.20 in services for every \$1 collected in residential taxes. They argued the town should instead focus on attracting "rateables" (commercial/industrial tax sources) that provide steady revenue and lessen the burden on residents.

BOARD DISCUSSION

Councilmember Vincent McPhillips-NOTHING TO REPORT

Councilmember John Lennon- NOTHING TO REPORT

Supervisor Frank DeMayo-

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- Thanked the interns and Sullivan 180 for their excellent work this year, as well as Nick for supervising. Praised the crew for making the park and town hall look beautiful and noted their collaboration with Par Mix.
- Expressed appreciation to everyone for attending the meeting, emphasizing that public voices are important and encouraging continued participation in future meetings.

Councilmember Dean Farrand-NOTHING TO REPORT

Councilmember Bruce Davidson-

- Thanks for coming out. Your voices are heard

227-25 EXECUTIVE SESSION

The Town Board does hereby go into Executive Session at 7:21 p.m. to discuss:

1. Personnel – Water & Sewer

Motion: Supervisor Frank DeMayo
Seconded: Councilmember Dean Farrand
5 AYES Carried

228-25 OUT OF EXECUTIVE SESSION

The Town Board does hereby come out of Executive Session at 7:29 p.m.

Motion: Supervisor Frank DeMayo
Seconded: Councilmember Dean Farrand
5 AYES Carried

229-25 SHAKIMA MITCHELL TERMINATED

The Town Board does hereby relieve Shakima Mitchell of her duties as part-time clerk at the Water and Sewer Department.

Motion: Supervisor Frank DeMayo
Seconded: Councilmember Dean Farrand
5 AYES Carried

230-25 ADVERTISE PART-TIME CLERK FOR WATER & SEWER DEPARTMENT

The Town Board does hereby authorize the advertising of a part-time position for the Water & Sewer Department.

Motion: Supervisor Frank DeMayo
Seconded: Councilmember John Lennon

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/3/25
TIME: 6:30 P.M.

5 AYES Carried

ADJOURN

The Town Board does hereby adjourn the meeting at 7:34 p.m.

Motion: Supervisor Frank DeMayo
Seconded: Councilmember Dean Farrand
5 AYES Carried

Respectfully submitted,
Laurie Dutcher, Town Clerk

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/15/25

At the Regular Meeting of the Town Board of the Town of Liberty held on 9/15/2025 at 6:30 p.m., the following were present:

PRESENT:

Supervisor Frank DeMayo
Councilmember Dean Farrand
Councilmember John Lennon

ABSENT:

Councilmember Vincent McPhillips
Councilmember Bruce Davidson

RECORDING SECRETARY:

Town Clerk Laurie Dutcher

ALSO PRESENT:

Town Attorney Kenneth Klein
Finance Director Cheryl Gerow
Confidential Secretary Nick Rusin

PLEDGE OF ALLEGIANCE

MEETING SUMMARY

PRESENTATION BY DR. PATRICK SULLIVAN, SUPERINTENDENT OF LIBERTY CENTRAL SCHOOLS

CORRESPONDENCE

INCOMING:

1. Minutes from the Park & Recreation Board for 7/2/25 & 8/6/25.
2. Correspondence from the NYS Dept. of Environmental Conservation regarding Swan Lake Sewer Department's SPDES Renewal Permit Application.
3. Thank you note from the White Sulphur Springs Community Beautification Committee.
4. Copy of Flyer for the Liberty Unity Event on 10/4/25 at Creekside Park.
5. Copy of Flyer for the Voices of Recovery from Addiction Celebration on 9/18/25 at Hanofee Park.
6. Correspondence from the NYS Department of Transportation Speed Study Request on Rt. 52 from the Town Roundabout to Twin Bridge Rd.

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/15/25

7. Correspondence from the NYS Department of Transportation advising of the project schedule for bridge work on Routes 42 and 52 over the Neversink River in the Town of Fallsburg.

OUTGOING:

1. Letter of Support for CommuterLink grant application for the Clean Mobility Program through NYSERDA.

211-25 ACCEPTANCE OF INCOMING CORRESPONDENCE

The Town Board accepts the incoming correspondence.

Motion: Councilmember Dean Farrand
Second: Councilmember John Lennon
3 AYES Carried

NEW BUSINESS

212-25 APPROVAL OF THE MONTHLY REPORTS

The Town Board accepts the following monthly reports:

- Town Clerk's Report 8/25
- Revenue & Expense Report 8/25
- Supervisor's Report 8/25

Motion: Councilmember John Lennon
Second: Councilmember Dean Farrand
3 AYES Carried

213-25 APPROVAL OF AUDITS

The Town Board does hereby approve the audit as follows:

- September, 2025 Abstract Claims #1414 to #1598 totaling \$549,977.48
- August, 2025 General Ledger Abstract Claims #244 to #295 totaling \$385,374.88
- August, 2025 Post Audit Claims #1387 to #1413 totaling \$294,887.30.

Motion: Councilmember John Lennon
Second: Councilmember Dean Farrand
3 AYES Carried

214-25 RESOLUTION AUTHORIZING APPLICATION FOR NY FORWARD GRANT

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/15/25

WHEREAS, the State of New York has established the NY Forward Program to provide financial assistance for community and economic development projects in municipalities across the state; and

WHEREAS, the Town of Liberty is eligible to apply for funding under the NY Forward Program in the amount of \$4.5 million; and

WHEREAS, the Town Board of the Town of Liberty recognizes that this funding opportunity will support projects that advance downtown revitalization, infrastructure improvements, pedestrian and vehicular safety, and economic growth;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Liberty hereby authorizes the Town Supervisor to prepare, execute, and submit an application to the NY Forward Program for funding in the amount of \$4.5 million, and to take all necessary actions in connection with said application; and

BE IT FURTHER RESOLVED, that the Town Board affirms its commitment to support the implementation of projects funded through the NY Forward Program, should the application be successful.

Motion: Councilmember Dean Farrand

Second: Councilmember John Lennon

3 AYES Carried

ESTABLISHING A FEE FOR WATER METER PROFILES

The Water & Sewer Foreman has reported that requests for individual water usage profiles require significant staff time and paperwork and these requests are above and beyond standard reporting conducted for internal operations; the Town Board authorizes the development of a fee schedule for any resident or outside party requesting an individual water usage profile, such fee to cover administrative and processing costs. The Town Supervisor is authorized to prepare a formal amendment to the Town Code for adoption at the next meeting.

215-25 REMOVAL OF ABANDONED TRAILER (ROUTE 52, WHITE SULPHUR SPRINGS)

Whereas, the Town Board has been informed of an abandoned trailer located on Route 52 in White Sulphur Springs; and

Whereas, said property belongs to the deceased owner's estate, with heirs identified as responsible parties;

Now, therefore, be it resolved that the Town Board authorizes Counsel to instruct the heirs of the deceased owner to remove and discard the trailer at their own expense; and

Be it further resolved, that the Town of Liberty assumes no liability for the property, including but not limited to fuel tanks and structures, and that the heirs remain solely responsible for compliance with all applicable codes.

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/15/25

Motion: Councilmember Dean Farrand

Second: Councilmember John Lennon

3 AYES Carried

AGREEMENT WITH SCHOOL DISTRICT FOR EMERGENCY ASSISTANCE

The Town of Liberty and Liberty Central School District may require mutual support in emergency circumstances; and a draft agreement has been presented which provides only unilateral assistance from the Town to the District; Town Board directs Counsel to revise the draft agreement to include reciprocal provisions for mutual assistance; and that the agreement shall include provisions for compensation of direct, out-of-pocket expenses incurred by either party in the course of emergency response.

CARRIED OVER

216-25 PARKING LOT CLOSED ON 10/4/25 FOR UNITY DAY

The annual Unity Day celebration will be held on October 4th; and parking and setup require closure of the municipal lot behind the stage; the Town Board authorizes closure of said parking lot on October 4th from 10:00 a.m. to 4:00 p.m. to accommodate Unity Day activities.

Motion: Councilmember John Lennon

Second: Councilmember Dean Farrand

3 AYES Carried

DISCUSSION

OLD BUSINESS

UNDER REVIEW

1. Shipping Containers
2. Fence In/Fence Out
3. Update of Comprehensive Plan

IN PROGRESS

1. Solar moratorium in the Commercial Industrial Zone.
2. Illegal dumping of garbage
3. Delaware Town/Village Water Sewer Study
4. Walnut Mt. Pavilion
5. Human Resource (HR)

PUBLIC PARTICIPATION

CORA EDWARDS

☒ Shore Road clear-cutting for a new project.

- Concern: assurances at prior hearings that buildings would be screened are not being honored.

TOWN OF LIBERTY BOARD MEETING
119 NORTH MAIN STREET, LIBERTY, NY 12754
DATE: 9/15/25

- Clear-cutting has left a 30° slope bare, with fears that new plantings will not provide enough coverage.
- Referred to Building Department for review.

☐ Additional comment: drought is masking potential erosion; silt fencing would not hold in normal rain conditions.

TOWN BOARD

Councilmember Vincent McPhillips-ABSENT

Councilmember John Lennon

- Solar lights in Swan Lake

Supervisor Frank DeMayo-

- Comprehensive Plan price was still valid. The State will send a contract.
- Unity Day 10/4 at Lapolt Park
- Fall Festival 11-4

Councilmember Dean Farrand-NOTHING TO REPORT

Councilmember Bruce Davidson-ABSENT

ADJOURN

The Town Board does hereby adjourn the meeting at 7:15 p.m.

Motion: Supervisor Frank DeMayo

Seconded: Councilmember Dean Farrand

3 AYES Carried

Respectfully submitted,
Laurie Dutcher, Town Clerk

From: Dean Farrand
Sent: Wednesday, September 24, 2025 7:55 PM
To: supervisordemayo townofliberty.org; Dean Farrand; Vince McPhillips; j.lennon townofliberty.org; Bruce Davidson
Subject: Local Law

Gentlemen:

I would like to write a local law requiring a permit for any land clearing in excess of an acre cumulatively or singularly on any lot. This is in step with the DEC requirement BUT what it does is close the gap between Planning Board approval and Building Permit submittal. It is also a good environmental policy. IF you agree perhaps we could come up with a list of conditions or qualifications. Eg, offsets, property topo, zoning district, surrounding area, etc. during our next meeting. Also, addresses the concerns raised by residents during our last meeting on Shore Road. To late for this property BUT I want to read the associated minutes as I know the clearing issue was raised during the approval process. And the developer indicated there would be no clear cutting.

I will also find out if the Planning Board requested an escrow and if so please keep it until after TB approval.

Dean R. Farrand
Council member

Confidentiality Notice: This email message, including all attachments is for the sole use of the intended recipient (s) and may contain confidential and privileged information. Any unauthorized use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments. Do NOT forward it to a third party without the written consent of the sender. The Town of Liberty is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you

*Town of Forestburgh, NY
Thursday, September 25, 2025*

Chapter 180. Zoning

Article VI. Special Supplemental Regulations for Specific Land Uses

§ 180-22. Clear-cutting.

- A. Special clear-cutting permit required. Separate and apart from a DEC approved forestry management plan, or land that has received site plan approval for development where requirements have been imposed by the Planning Board regarding the manner and extent of land clearing, no clear-cutting of more than 1/4 acre can be undertaken without a clear-cutting permit.
- B. Requirements to obtain special clear-cutting permit.
 - (1) Authority for the issuance of special clear-cutting permits:
 - (a) Special clear-cutting permits can be issued by the Code Enforcement Officer for clear-cutting of one acre or less. The Code Enforcement Officer may refer such applications to the Planning Board, in the exercise of the Code Enforcement Officer's discretion, where issues are presented with the application that require a more comprehensive evaluation than he or she is prepared to undertake. Where a special clear-cutting permit is sought for property adjacent to an area clear-cut in the prior five years, the Code Enforcement Officer shall refer the matter to the Planning Board, and the standards for clear-cutting of an area of more than one acre shall apply.
 - (b) Special clear-cutting permits for more than one acre shall be issued by the Planning Board.
 - (2) Requirements for the issuance of a special clear-cutting permit.
 - (a) Clear-cutting of one acre or less. The applicant shall demonstrate to the Code Enforcement Officer:
 - [1] The reason and location for the proposed clear-cutting.
 - [2] Proof of written notice provided to all neighbors within 500 feet of the perimeter of the proposed area to be clear-cut and informing them of their right to submit written objection to the Code Enforcement Officer with the basis of their objection.
 - [3] Demonstration by the applicant that the proposed clear-cutting will not create a significant environmental impact.
 - [4] Proof of the registration and compliance with the requirements of Chapter 155 of the Code of the Town of Forestburgh, or exemption from those requirements pursuant to § 155-2.
 - [5] Where the proposed clear-cutting abuts a road, allowance for a twenty-five-foot

buffer shall be required, and the application shall describe how that buffer will be created.

- (b) Clear-cutting of more than one acre. The applicant shall demonstrate to the Planning Board:
 - [1] The reason and location for the proposed clear-cutting. Where the reason for clear-cutting is in furtherance of a wildlife management program, or other environmental improvement or sustainability project, the application shall be accompanied by documentation and scientific support, with a description of that project or program.
 - [2] Proof of written notice at least 30 days but no less than 14 days' prior to the application provided to all neighbors within 500 feet of the perimeter of the proposed area to be clear-cut and informing them of their right to submit written objection to the Planning Board with the basis of their objection.
 - [3] Demonstration by the applicant that the proposed clear-cutting and any proposed mitigation measures will not create significant environmental impacts such as impacts to water resources, wildlife habitat and resources, soil erosion, drainage patterns or viewshed.
 - [4] Proof of the registration and compliance with the requirements of Chapter **155** of the Code of the Town of Forestburgh, or exemption from those requirements pursuant to § **155-2**.
 - [5] Compliance with all DEC rules and regulations.
 - [6] Any additional materials the Planning Board may, in its discretion, require to assist it in determining whether to grant the application.
- C. The Planning Board may, in its discretion, hold a public hearing to seek input in its consideration of whether to grant the application. Where a public hearing is to be held, notice to the public shall be provided by the applicant including 10 days posting and publication, and by written notice to all neighbors within 500 feet of the perimeter of the proposed area to be clear-cut. Proof of compliance with these notice requirements shall be submitted to the Planning Board in advance of the opening of the public hearing. If compliance with these notice requirements has not been submitted, the hearing may either be adjourned, or held open to be continued at the next Planning Board meeting.
- D. The Planning Board may impose such conditions as are reasonably required to mitigate environmental impact and protect the health, safety and general welfare of the community.
- E. Where the proposed clear-cutting abuts a road, there shall be a buffer as determined by the Planning Board.
- F. Restoration required for violation. In addition to all other sanctions applicable to violating this chapter, any land disturbance that violates this section shall be restored to the condition in which it existed prior to the violation at the expense of the property owner. Any trees removed in violation of this section shall be replaced, and all replacement trees shall be of the same or similar species and of a comparable density that existed in the area or in the immediate vicinity. In the event that any restoration required pursuant to the terms of this section is not commenced and continuously pursued to completion within 60 days after written order thereof from the Code Enforcement Officer, then, in addition to all other sanctions provided in this chapter for a violation, actions to affect such restoration (or so much thereof as may be practicable) may be taken by the Town at the expense of the owner, with a lien imposed to secure repayment of the same. Such lien may be added to the real estate taxes applicable to the lot on which the violation occurred, and collected in the same way as any other tax payable to the Town.



TOWN OF LIBERTY
NEW YORK
A GREAT PLACE TO WORK, LIVE AND PLAY

17. Motion approving a Budget Transfer and Modification in the amount of \$26,330.34 from W2 9950.9200 to W2 1930.4.

DISCUSSION

1. Land Clearing Local Law.

OLD BUSINESS

UNDER REVIEW

1. Shipping Containers
2. Fence In/Fence Out

IN PROGRESS

1. Illegal dumping of garbage.
2. Delaware Town/Village Water Sewer Study.
3. Walnut Mt. Pavilion.
4. Solar Moratorium in the Commercial Industrial Zone.

PUBLIC PARTICIPATION

BOARD DISCUSSION

EXECUTIVE SESSION

ADJOURN

MISSION STATEMENT

We provide effective, transparent and responsible municipal service that promotes the highest standard of life for our community.

TOWN BOARD MEETING

PLACE: SENIOR CITIZEN CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754

DATE: October 6, 2025

TIME: 6:30 P.M. REGULAR MEETING

FRANK DEMAYO, SUPERVISOR

LAURIE DUTCHER, TOWN CLERK

DEAN FARRAND, COUNCILMEMBER

VINCENT MCPHILLIPS, COUNCILMEMBER

JOHN LENNON, COUNCILMEMBER

BRUCE DAVIDSON, COUNCILMEMBER

PLEASE NOTE: ALL ITEMS FOR THE AGENDA MUST BE RECEIVED BY NOON THE WEDNESDAY BEFORE THE MEETING.

PLEDGE OF ALLEGIANCE

CORRESPONDENCE

INCOMING:

1. Correspondence from “We Are One Sullivan”.
2. Notification from the Town of Bethel regarding proposed local law #1 of 2025 and public hearing notice.
3. Copies of Sullivan County 911 Communications.
4. Correspondence from the County of Sullivan Division of Public Works regarding County Rd. 72 (Lieutenant J.G. Brender Highway) Road closure: Repair of Roadway Embankment.
5. Correspondence from Drake Loeb regarding a court case that was dismissed against the Town.
6. Correspondence from Dr. Hope Blecher Croney regarding the September 11th Remembrance Ceremony.
7. Copy of the 2024 Fiscal and Environmental Stress Rating for the Town of Liberty.
8. Email from the New York Association of Towns regarding the Builders of America submission by Town Historian Kort Wheeler.
9. Notice of Order from the State of New York Department of Transportation Traffic Operations Bureau notifying the Town of a speed limit reduction.

OUTGOING:

MISSION STATEMENT

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NEW BUSINESS

1. Motion considering resolution to apply for, accept, and expend grant funds from the Northern Borders Regional Commission (NBRC) Catalyst Program Fall 2025 application, through NBRC's Grants Management System (GMS) by the 10/10/25 deadline.
2. Motion to approve the Town of Liberty Planning Board as the lead agency for the Arrowhead Ranch and Retreat.
3. Motion to consider waiving the penalty of \$96.00 late fees for the water bill for Akiva Kohn.
4. Motion to consider waiving the penalty of \$12.00 late fees for the water bill for Adele Silverberg.
5. Motion to approve retention and payment of the same in the amount of \$7,500.00 to appraiser Chris Harland for the Days Inn property case.
6. Motion approving Budget Transfers & Modifications as submitted by the Finance Director.
7. Motion approving a budget transfer for Swan Lake Sewer from X2 9710.6 (transfer to capital) to S2 8110.4 (operating fund) in the amount of \$39,164.82 for the SPDES NOV response (\$35,459.82) as approved at the January 22, 2025, Board meeting and USEPA Notice of Violation (\$3,705.00).
8. Motion approving the contract renewal for Delta Dental.
9. Motion approving the lowest proposal (Advanced Tank & Infrastructure Solutions) for the inspection and cleaning of water storage tanks at Loomis Water & Stevensville Water.
10. Motion approving a Refuse Collection License for Rieber Carting.
11. Motion authorizing the Town Clerk to apply for a Comprehensive Facility Assessment Grant to identify potential slip, trip, or fall hazards, with up to \$5,000 of slip and fall prevention equipment for Town Hall.
12. Motion deciding if the Loomis Sewer Clarifier should be repaired, replaced or a bid date set.
13. Motion approving the estimate submitted by Ross Electric to diagnose lighting issues at Presidential Estates.
14. Motion requesting a Certified List of Eligibles from Sullivan County for a Part-time Account Clerk with a starting rate of \$24.06 per hour.
15. Motion approving the following minutes as submitted by the Town Clerk:
 - 9/3/25 Worksession Meeting
 - 9/3/25 Public Hearing – PUD
 - 9/3/25 Regular Monthly Meeting
 - 9/15/25 Regular Monthly Meeting
16. Motion approving Ferndale Water chargeback in the amount of \$26,330.34.

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PUBLIC PARTICIPATION

BOARD DISCUSSION

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