

**DONNA AKERLEY**

*Town Clerk, Registrar  
Tax Collector  
and Marriage Officer*

www.townoffallsburg.com



**TOWN CLERK'S OFFICE  
TOWN OF FALLSBURG**

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**Monday, January 4, 2016**

**The Town of Fallsburg Town Board  
Conducted their Re-Organizational Meeting  
At Town Hall, 19 Railroad Plaza, South Fallsburg, NY  
6:00 pm**

**PRESENT:**

Supervisor Steven Vegliante  
Councilman Arnold Seletsky  
Councilman Mike Weiner  
Councilman Nathan Steingart  
Councilman Joe Levner

Town Clerk Donna Akerley  
Deputy Town Clerk Elizabeth Malave-Santos  
Supervisor's Secretary Linda Ingber  
Attorney Jacob Billig  
Comptroller Scott DuBois  
Code Enf. Officer Mollie Messenger  
Highway Superintendent William Jakaitis  
Honorable (Ret.) Town Justice Ivan Kalter  
Honorable Town Justice Amanda R. Ward  
Sull. Co. Legislator Joseph Perrello

**Re-Organizational Meeting called to Order by Supervisor Steven Vegliante**

**Salute to the Flag by Gene Benson**

**(Oath of Office will be administered by the Honorable (Ret.) Town Justice Ivan Kalter**

**Administration of Oath of Office to Town Supervisor Steven Vegliante**

**Administration to Oath of Office to Town Councilman & Deputy Supervisor Arnold Seletsky**

**Administration to Oath of Office to Town Councilman Joseph Levner**

**Administration of Oath of Office to Town Justice Amanda R. Ward**

## Supervisor's Report:

"It is with sincere gratitude that I speak with you this evening. As your elected Town Board, we spend every day thinking of ways we can improve our quality of life here in Fallsburg while maintaining a vigilant watch on spending.

We do this through thoughtful planning and by sometimes making difficult choices. With our non-tax revenues only recovering modestly and our fixed costs such as retirement and health insurance rising yearly, this budget year was extremely challenging. This Board is committed to accountability and to that end and to that end; we will be reviewing and amending our purchasing protocols and keeping a close eye on productivity. This Board is also committed to improving our quality of life. Many of the problems we face in our town are generational in their origins. We as a Board must attack them, so that the remedies are achieved in far less time.

Continuing into this New Year, I will be riding along with our Code Enforcement office, through each hamlet, in order to better understand and remove eyesores in our community. While financial realities prohibit us from fixing each eyesore immediately, we will continue to move forward in an orderly fashion to remove unsafe buildings and eyesores systematically, based upon danger and location. I encourage you to become part of the process and contact my office with any properties, which are in need of repair or major maintenance. I ask for our resident's cooperation. We intend to work with those who are seeking to improve their property, and will prosecute violations only as a last resort. While we recognize the financial realities in our Town, the time is now to begin our rebirth...we must commit to improving our own Town. We ask you to join us in the effort.

Without growth, our town and you our taxpayers will be strangled by ever increasing state mandates and rising costs of services. This is especially true when it comes to funding for education. Our state is only one of 12 which still fund education through a property tax, everywhere but NYC. This must be changed for our Town, County and State tax payers to see any meaningful tax relief. Tonight on the agenda, we have added a resolution which we received from the Town of Newburgh asking our State to change this onerous taxing system. I encourage our Board to pass this resolution and stand with other municipalities to demand change and equity. We must also do our part. This Board will actively pursue commercial development within the hamlets and, where appropriate, support residential development throughout the town. We, as a Board, have begun to look at our Comprehensive Plan. We owe it to our residents, both secular and orthodox to make sure our zoning maintains or improves the quality of life for ALL of the residents and taxpayers of our Town, and allows for reasonable and sustainable growth in each sector. Our Zoning code must reflect both the realities of our population and its needs,

and our available resources. Growth must be managed in a way that our quality of life is improved, not diminished. As we enter a time of unprecedented opportunity, we must be in a position to build a Fallsburg that capitalizes on these new opportunities while protecting our natural beauty and resources.

I am pleased to report that municipal home rule legislation has been carried by our State Representatives, Senator John Bonacic and Assemblywoman Aileen Gunther and signed by our Governor, paving the way for our Town to take over the Sullivan County Annex prison camp. We must now begin the process of master planning this site into a municipal complex which will provide our Town a new and safe Town Hall, Justice Court, and our County a reliable emergency shelter for use in natural disasters and emergencies. I, and our Board, thank Assemblywoman Gunther and Senator Bonacic for their tireless work in this regard. I believe that by consolidating our Town hall functions, we can achieve savings and efficiency and provide a far more professional and approachable Town Government. We can reduce our carbon and physical foot print in the Town and hopefully return some of our Town owned real estate holdings to the tax rolls as commercial properties.

We must think outside of our box if we are going to bring true tax relief to the Town. One way I still believe we can is through renewable energy. The town will continue its efforts to develop a utility grade solar farm on the site of the former Town landfill. This farm has the potential to produce over 9 megawatts of energy each year and would be one of the largest, if not the largest of its type in the State. While energy rates have not justified its development as of yet, we will continue to explore ways to benefit the residents of our Town by utilizing this former landfill for a sustainable and clean industry.

I continue to meet with the Mayor of Woodridge and together, with our Boards, we will continue to find ways to share services this year to benefit residents of the Village and the Town. While we celebrate Woodridge's unique identity and history, it is time for us to expand our shared services and bring tax relief to all of our residents.

Please look around our Web Site [www.townoffallsburg.com](http://www.townoffallsburg.com). It is full of information about each Town department. A special thanks to our Town Clerk Donna Akerley for developing the site, which hosts the Town of Fallsburg Municipal Code where you can look up our laws, ordinances, rules, and regulations and all kinds of other information about our town and various offices.

Finally I would like to thank each department along with the department head for helping deliver the services that town residents expect in a timely and responsible manner:

William Jakaitis our Highway Superintendant and Wayne Pirnos his deputy for keeping our roads safe and secure.

Alice Manzi, our Assessor, for keeping a vigilant eye on our properties and their values, ensuring that everyone that should, pays their fair share.

Mollie Messenger, our code enforcement officer, for managing the building and maintenance of properties throughout the town...She is on my speed dial and I thank her for picking up the phone, at least most of the time, and vigilantly protecting our residents and town.

Gregg Bennett and James Goldfarb, for managing the many aspects of our parks including the gems, Morningside and Mountindale Park and exploring ways to maximize our residents use of these treasures.

Michelle Coopersmith, Supervisor of our Billing department for ensuring timely and accurate billing of our Town Services.

Pat McNamara and Glenn Sonnenshein and Mike Decker for maintaining our golf courses at a championship level with a municipal budget all the while keeping greens fees affordable. Our courses are a true asset and provide needed revenue to our town through fees while attracting thousands of visitors to our town each year.

Will Illing, the man who wears so many hats in our Town, including Town Engineer, and the head of our Public Works department, making sure that our residents always have clean water, toilets that flush and projects that are safe.

Scott Dubois, our town comptroller and my financial right and left arm, for keeping an eye on expenses, maximizing our resources and keeping us in line

Donna Akerley our Elected Town Clerk for being the public face of the Town of Fallsburg, answering questions and servicing our residents with distinction and more than that, a smile.

And finally, our Police.Chief, Simmie Williams, who with his Department keep our Town safe and secure, 24 hours a day, 7 days a week.

I would also like to thank the CSEA and Fallsburg PBA for always dealing with my office in an honest and forthright manner, while we may not always agree, when we disagree, I know we have honest brokers in the room to resolve our differences. You each represent the lifeblood of our Town and on behalf of our Board and myself, I say to your rank and file. Thank you for all that you do to make Fallsburg great.

A personal thank you to Linda Ingber, my confidential secretary and secretary to the Board. In addition to keeping my schedule and interacting with the public, she has proven to be dedicated to her position, always looking out for both our residents and the Board, taking on projects and helping wherever and whenever asked.

A final thank you to you, the residents of our Town, for again trusting me to lead our Town in these times of uncertainty. I will continue approach every day with the dual vision of improving our town and reducing our tax burden. 2016 will bring many challenges and I am sure many exciting changes. I urge you to join us in this journey and make your voice heard. We all deserve the Government we allow. Our meetings are held on Monday evenings. Please do not be a stranger. In addition, I encourage you to take advantage of all the wonderful assets of our Town, including Morningside and Mountindale parks, as well as Tarry Brae and Lochmor, our championship golf courses. Thank you for your time.

**Comment:**

**Newly Elected Sullivan County Legislator Joe Perrello:** Stated that he is happy to be of service to the Town of Fallsburg in any way that he can as County Legislator and he is looking forward to working for the people of Sullivan County and his district.

**Operations:**

**Motion #1**

Motion to adopt Roberts Parliamentary Rules of Procedure for all Town Board Meetings.

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #2**

Motion to re-affirm all Town Policies, Regulations, Ordinances and other Town Laws and Rules including the Code of Ethics, Internet, Cell Phone and Vehicle Use Policy, Substance Abuse Policy and Discrimination and Harassment Policy.

**Motion by Councilman Steingart, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #3**

Motion to adopt Town of Fallsburg Procurement/Purchasing Policy.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #4**

Motion to re-appoint Arnold Seletsky as Deputy Supervisor and Town Board Liaison for Parks and Recreation, Police Commission, and Senior Citizens.

**Motion by Councilman Steingart, seconded by Councilman Weiner**

**Motion Carried 4 Ayes 1 Abstain (Councilman Seletsky)**

**Motion #5**

Motion to re-appoint Michael Weiner Town Board Liaison for Youth Programs and Police Commission.

**Motion by Councilman Seletsky, seconded by Councilman Levner**

**Motion Carried 4 Ayes 1 Abstain (Councilman Weiner)**

**Motion #6**

Motion to re-appoint Nathan Steingart Town Board Liaison for Golf, Fire and Safety and Police Commission.

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 4 Ayes 1 Abstain (Councilman Steingart)**

**Motion #7**

Motion to re-appoint Joe Levner Town Board Liaison for Planning & Zoning, Beautification and Police Commission.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 4 Ayes 1 Abstain (Councilman Levner)**

**Motion #8**

Motion to re-appoint Donna Akerley Town Clerk, Registrar of Vital Statistics, Land Tax Collector, F.O.I.L. Officer, and Records Management Officer.

**Motion by Councilman Weiner, seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #9**

Motion to re-appoint Elizabeth Malave-Santos as Deputy Town Clerk, Deputy Land Tax Collector, and Deputy Registrar of Vital Statistics.

**Motion by Councilman Steingart, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #10**

Motion to re-appoint Jimmi Dewitt of the Sullivan County Correctional Facility as Deputy Town Clerk for the purpose of issuing marriage licenses to inmates. – No Stipend

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #11**

Motion to re-appoint Karen Luse as Deputy Town Clerk – Woodbourne Correctional Facility for the purpose of issuing marriage licenses to inmates. – No Stipend.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #12**

Motion to re-appoint Jacob Billig as Attorney for the Town.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #13**

Motion to re-appoint Paula Kay Drapkin as Assistant Attorney for the Town.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #14**

Motion to re-appoint Bruce Perlmutter as Assistant Attorney for the Town (Special Prosecutor).

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #15**

Motion to re-appoint Simmie Williams as Chief of Police.

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #16**

Motion to re-appoint William Jakaitis as Commissioner of Public Works.

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #17**

Motion to re-appoint Scott DuBois as Town Comptroller.

**Motion by Councilman Steingart, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #18**

Motion to re-appoint Mollie Messenger as Code Enforcement Officer.

**Motion by Councilman Weiner, seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #19**

Motion to re-appoint William Illing as Town Engineer.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #20**

Motion to re-appoint Joanne Gerow as Animal Control Officer.

**Motion by Councilman Steingart, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #21**

Motion to re-appoint Tracey Lesczynski as Justice Court Clerk.

**Motion by Councilman Levner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #22**

Motion to re-appoint Courtney Raven as Justice Court Clerk.

**Motion by Councilman Seletsky, seconded by Councilman Levner**

**Motion Carried 5 Ayes**

**Motion #23**

Motion to approve the selection of JK Vending a/k/a Duso Vending Company as the official supplier of vending services to Fallsburg properties.

**Motion by Councilman Levner seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #24**

Motion to authorize Town Supervisor Steven Vegliante (and Deputy Supervisor Arnold Seletsky when Supervisor Steven Vegliante is unavailable) to sign and execute town policies, contracts and agreements.

**Motion by Councilman Weiner, seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #25**

Motion to authorize Supervisor Steven Vegliante, Deputy Supervisor Arnold Seletsky, Comptroller Scott DuBois, Town Clerk Donna Akerley and Deputy Town Clerk Elizabeth Malave-Santos to open competitive bids for purchase, contracts, and other public works matters after such bids are authorized by the Town Board.

**Motion by Councilman Levner, seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #26**

Motion to designate the following banks as depositories of the town funds subject to a letter in which the bank would secure the checking accounts and certificates of deposits.

**Catskill Hudson Bank  
Sterling National Bank  
First National Bank of Jeffersonville  
J.P. Morgan Chase**

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #27**

Motion to set the bonding limits of Town Officials as to form and sufficiency of surety in the amount of \$100,000.00

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #28**

Motion to authorize Supervisor Vegliante, Deputy Supervisor Seletsky, and Town Comptroller DuBois as signatories for all bank transactions.

**Motion by Councilman Weiner, seconded by Councilman Levner**

**Motion Carried 5 Ayes**

**Motion #29**

Motion to authorize Supervisor Vegliante, Deputy Supervisor Seletsky, and Town Comptroller DuBois to continue wire transfers for the Town of Fallsburg Investments.

**Motion by Councilman Steingart, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #30**

Motion to designate the following Town of Fallsburg locales as official polling places:

District 1 & 9 – Municipal Hall (Firehouse) Woodridge

District 2 & 8 – Woodbourne Firehouse

District 3 – Loch Sheldrake Firehouse

District 4 & 7 - Senior/Youth Center, South Fallsburg

District 5 – Mountindale Firehouse

District 6 – Hurleyville Firehouse

**Motion by Councilman Weiner, seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #31**

Motion to authorizing the reimbursement rate for person using their own vehicles for town business at \$0.45 cents per mile.

**Motion by Councilman Seletsky, seconded by Councilman Levner**

**Motion Carried 5 Ayes**

**Motion #32**

Motion to designate the Sullivan County Democrat as the official newspaper of the Town of Fallsburg and the Times Herald Record as an official newspaper when the need for a timely advertisement cannot be satisfied with a bi-weekly newspaper.

**Motion by Councilman Steingart, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #33**

Motion to authorize any member of the Town Board, the Town Clerk, Chairman of the Planning Board, Chairman of the Zoning Board, the Code Enforcement Officer, the Town Engineer, the Town Comptroller, the Chief of Police, and the Public Works Director to attend the Association of Towns meetings in New York City to be held in February, 2016 and that their actual and necessary expenses shall be audited and allowed as a town charge.

**Motion by Councilman Steingart, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #34**

Motion to authorize Town Supervisor Vegliante to vote as representing the Town Board of the Town of Fallsburg at the 2016 Association of Towns Meeting.

**Motion by Councilman Weiner, seconded by Councilman Steingart**

**Motion Carried 5 Ayes**

**Motion #35**

Motion to authorize Deputy Supervisor Seletsky as the alternate to vote as representing the Town Board of the Town of Fallsburg at the 2016 Association of Towns Meeting.

**Motion by Councilman Weiner, seconded by Councilman Levner**

**Motion Carried 5 Ayes**

**Motion #36**

Motion to authorize Town Clerk to attend the New York State Town Clerk's Association Annual Conference & Training School to be held in Saratoga in April, 2016.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #37**

Motion to appoint Refuah Health Center as Town's Health Officer. (Doctor yet to be named)

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #38**

Motion to re-appoint Art Rosenshein to the position of Chairman of the Planning Board for a term of one (1) year to expire December 31, 2016.

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #39**

Motion to re-appoint Steve Burke to the position of Chairman of the Zoning Board for a term of one (1) year to expire December 31, 2016.

**Motion by Councilman Weiner, seconded by Councilman Seletsky**

**Motion Carried 5 Ayes**

**Motion #40**

Motion to accept agreement between Knack, Pavloff, & Co., and the Town of Fallsburg for Audit Services of the Town Financial Statement.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #41**

Motion to approve Resolution requesting the Reform of New York State Public Education Funding.

**Motion by Councilman Seletsky, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

**Motion #42**

Motion to approve Warrant #0116 dated 01/6/16 in the amount of \$52,220.64.

**Motion by Councilman Steingart, seconded by Councilman Weiner**

**Motion Carried 5 Ayes**

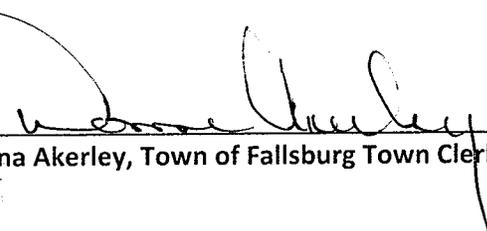
**Motion #43**

Motion to approve Warrant #01A16 dated 01/06/16 in the amount of \$160,820.43.

**Motion by Councilman Seletsky, seconded by Councilman Levner**

**Motion Carried 5 Ayes**

**Motion by Councilman Seletsky, seconded by Councilman Steingart to adjourn. Time: 6:24 pm**



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Donna Akerley, Town of Fallsburg Town Clerk