

Nathan Steingart, Town Supervisor
Jeff Wiener, Deputy Supervisor
Miranda Behan, Councilmember
Michael Bensimon, Councilmember
Arnold Seletsky, Councilmember



Town of Fallsburg P.O. Box 2019,
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New York 12779 (P) (845) 434-8810
www.townoffallsburg.com

Wednesday, January 7, 2026

6:00pm

Town of Fallsburg Town Board
19 Railroad Plaza, NEW MEETING ROOM
South Fallsburg, New York 12779

This meeting will also be available as follows:

Link to be posted to main page of website: www.townoffallsburg.com

Join Zoom Meeting <https://zoom.us/j/548420343>

Meeting ID: 548 420 343

One tap mobile

+19292056099, 548420343# US (New York)

PLEASE TAKE NOTICE, that this Town Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The zoom invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting of the Town Board shall continue in person without interruption.

Salute to the Flag & call to order:

Supervisors Report:

Correspondence:

Citizens' Comments:

Agenda Items:

Swearing in Ceremony by Paula Kay Drapkin.

1. Motion to appoint **Arnold Seletsky** as Councilperson for a term of one (1) year to expire December 31, 2026
2. Motion to appoint Councilperson **Jeff Wiener** as Deputy Supervisor.

Swearing in by Paula Kay Drapkin.

Motion to approve consent agenda items 3-62

3. Motion to re-appoint Town Clerk **Paula Grogan**, Registrar of Vital Statistics, F.O.I.L. Officer, and Records Management Officer
4. Motion to re-appoint **Kristen Doyle** Deputy Town Clerk

5. Motion to appoint **Paula Grogan** as acting Receiver of Taxes unless and until a receiver of taxes is duly elected and sworn for a 3-year term and actively assumes and performs the duties of the Receiver of Taxes.
6. Motion to appoint **Kristen Doyle** as acting Deputy Receiver of Taxes unless and until a receiver of taxes is duly elected and sworn for a 3-year term.
7. Motion to re-appoint **Richard Baum** as Attorney for the Town
8. Motion to re-appoint **Bruce Perlmutter** as Assistant Attorney for the Town (Special Prosecutor)
9. Motion to appoint **Steve Vegliante** as Special Counsel to Fallsburg Code Enforcement for Prosecution of Code Enforcement matters.
10. Motion to re-appoint **Whitman, Osterman, and Hannah** as **Attorney** for the following roles:
 - Special Counsel to the Town of Fallsburg Assessor's office;
 - Attorney for the Town of Fallsburg Planning Board;
 - Attorney for the Town of Fallsburg Zoning Board of Appeals
11. Motion to re-appoint **Keystone Engineering** as **Engineer for the Town**
12. Motion to re-appoint **Brendan Pavese** as Chief of Police.
13. Motion to re-appoint **Scott DuBois** as Town Comptroller
14. Motion to appoint **Jennifer Edwards** as Confidential Secretary to the Supervisor.
15. Motion to re-appoint **Thomas Brawley** as the Head of the Building/Code Department
16. Motion to re-appoint **Joanne Gerow** as Animal Control Officer
17. Motion to re-appoint **Tracey Lesczynski** as Justice Court Clerk
18. Motion to re-appoint **Thalia Vargas** as Justice Court Clerk
19. Motion to appoint **Supervisor Nathan Steingart** Town Board Liaison for Golf, Parks & Recreation, and Police Commission
20. Motion to appoint **Councilmember Miranda Behan** as Town Board Liaison for Fire and Safety Programs, Senior Citizens, and Police
21. Motion to appoint **Councilmember Arnold Seletsky** as Town Board Liaison for Youth Programs and Police Commission
22. Motion to appoint **Deputy Supervisor Jeff Wiener** as Town Board Liaison for Planning & Zoning, Beautification, and Police Commission
23. Motion to authorize **Town Supervisor Nathan Steingart** to sign and execute town policies, contracts, and agreements, and **Deputy Supervisor Jeff Wiener** when the Supervisor is not available.
24. Motion to authorize **Supervisor Nathan Steingart, Deputy Supervisor Jeff Wiener, Comptroller Scott DuBois, and Town Clerk Paula Grogan, Deputy Town Clerk Kristen Doyle** to open competitive bids for purchase, contracts, and other public works matters after the Town Board authorizes such bids.
25. 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. **Webster National Bank, First National Bank of Jeffersonville, J.P. Morgan Chase, M&T Bank, NY Class.**
26. Motion to set the bonding limits of Town Officials and approve the form and sufficiency of undertaking for \$100,000.00
27. Motion to authorize **Supervisor Nathan Steingart, Deputy Supervisor Jeff Wiener, and Town Comptroller Scott DuBois** as signees for all bank transactions
28. Motion to authorize **Supervisor Nathan Steingart, Deputy Supervisor Jeff Wiener, and Town Comptroller Scott DuBois** to continue wire transfers for the Town of Fallsburg Investments
29. Motion to designate **Comptroller, Scott DuBois**, as Personnel Director.
30. Motion to designate the following Town of Fallsburg locales as official polling places:
 - a. Fallsburg 1,9, 10, 11 & 12 Municipal Hall/Firehouse, 2 Dairyland Rd, Woodridge 12789

- b. Fallsburg 2 & 8 Woodbourne Firehouse, 355 NY-52, Woodbourne 12788
 - c. Fallsburg 3 Loch Sheldrake Firehouse, State Route 52, Loch Sheldrake 12759
 - d. Fallsburg 4, 7 & 13 So. Fallsburg Community Center, 12 Laurel Ave, So. Fallsburg 12779
 - e. Fallsburg 5 Mountain Dale Firehouse, 132 Main St, Mountain Dale 12763
 - f. Fallsburg 6 Hurleyville Firehouse, 166 Main St, Hurleyville 12747
31. Motion to authorize the reimbursement rate for people approved to use their own vehicles for Town business at 0.70 cents
 32. Motion to approve \$7,500.00 stipend for Deputy Supervisor duties.
 33. Motion to appoint **Comptroller, Scott DuBois** Budget Officer with a stipend of \$7,500.00
 34. 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, 2026
 35. Motion to re-appoint **Steve Burke** to the to the position of Chairman of the Zoning Board of Appeals for a term of one (1) year to expire December 31, 2026
 36. Motion to re-appoint **Michael Kirtack** to Planning Board for a 5-year term with an expiration date of 12/31/30.
 37. Motion to re-appoint **Gordon Gilbert** as the Architectural Review consultant
 38. Motion to designate the **Sullivan County Democrat** as the official newspaper of the Town of Fallsburg, the **Times Herald Record** as an official newspaper when the need for a timely advertisement cannot be satisfied with a bi-weekly newspaper
 39. 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 Comptroller**, the **Chief of Police**, and the **Public Works Commissioner** to attend the **Association of Towns** meetings in New York City to be held in February, 2024 and that their actual and necessary expenses shall be audited and allowed as a town charge
 40. Motion to authorize **Councilperson Miranda Behan** to vote as representing the Town Board of the Town of Fallsburg at the 2026 Association of Towns Meeting
 41. Motion to re-appoint **Haley Griffin** of the Sullivan County Correctional Facility as Town Clerk Designee for the purpose of issuing marriage licenses to inmates.
 42. Motion to re-appoint **Ted Hutchins** of the Sullivan County Correctional Facility as Town Clerk Designee for the purpose of issuing marriage licenses to inmates.
 43. Motion to authorize **Town Clerk** to attend the New York State Town Clerk's Association Annual Conference & Training School in April 2026
 44. Motion to set the bonding limits of Town Officials and approve the form and sufficiency of undertaking for \$100,000.00
 45. Motion to approve Town Board minutes dated 12/16/25.
 46. Motion to approve 2026 Golf Rates
 47. Motion to approve warrant 12A25 dated 12/16/25 in the amount of \$300,622.97.
 48. Motion to approve warrant 12B25 dated 12/22/25 in the amount of \$1,346,399.43.
 49. Motion to accept resignation of Raymond Muthig in the highway Dept effective 12/16/25.
 50. Motion to accept resignation of Patrick Green in the highway Dept effective 12/16/25.
 51. Motion to approve employment of Ralph Burger as a seasonal employee in the Highway Dept with a pay of \$25.00 per hour effective 12/23/25.
 52. Motion to approve employment of Kevin Budd as an MEO in the Highway Dept with a pay of \$25.82 per hour effective 1/7/26.
 53. Motion to approve employment of Dogukan Deniz as a Laborer 1 in the Highway Dept with a pay of \$19.47 per hour effective 1/5/26.
 54. Motion to approve employment of Mathew Sanok as an MEO in the Highway Dept with a pay of \$25.82 per hour effective 1/6/26.

55. Motion to accept resignation of Donovan Ocasio as Senior Account Clerk Typist in the DPW effective 1/16/26.
56. Motion to approve employment of Mikayla DeGraw as a Senior Account Clerk Typist in the DPW Department with a pay of \$24.49 per hour effective 1/2/26.
57. Motion to re-instate Lilly Fairman as a Lifeguard with a pay of \$21.75 per hour effective 1/5/26.
58. **Resolution #1 of 2026** of the Town Board of the Town of Fallsburg to approve the Town of Fallsburg's official undertaking of municipal officers.
59. **Resolution #2 of 2026** Authorizing the Town of Fallsburg, Neversink crossing project designation of responsibility of local official to Town Supervisor, Nathan Steingart.
60. **Resolution #3 of 2026** to establish a pre-planning board escrow for Cherry Hill Development/Wagon Wheel.
61. **Resolution #4 of 2026** Reappointing a member John Makovic to the Board of Assessment review for a five-year term.
62. **Resolution #5 of 2026** Demolition of Sullivan Annex Correctional Facility Dining Hall, Building 2 and adjacent fuel tank structure. Building numbers 8 and 9 (inmate housing) at new location for the new highway garage and salt shed, declaring lead agency and scheduling public hearing for 1/28/25 at 6 PM.

EXECUTIVE SESSION:

____p.m. Motion to enter into Executive Session as set forth in Public Officers Law Sec. 105 (1) regarding: _____
Councilperson _____, Second by Councilperson _____
at ____p.m. All in favor _- _

____p.m. Motion to close Executive Session as set forth in Public Officers Law Sec. 105 (1) regarding: _____
Councilperson _____, Second by Councilperson _____
at ____p.m. All in favor _- _

____p.m. Motion to adjourn the meeting as set forth in Public Officers Law Sec. 105 (1) regarding: _____
Councilperson _____, Second by Councilperson _____
at ____p.m. All in favor _- _