

Town of Callicoon
Regular Town Board Meeting
Monday, September 8, 2025

The Town Board, Town of Callicoon, County of Sullivan, State of New York, at the Town Hall, Jeffersonville, NY, held a Regular Town Board Meeting on Monday, September 8, 2025, at 7:30p.m., with the following present:

Supervisor T. Bose, Councilwoman A. Rasmussen, Councilman S. Gaebel, Councilman C. Hubert, and Councilman C. Schadt.

Also Present:

Kim Klein, Town Clerk
Christine Olsen, Bookkeeper
Ryan Bose, Highway Superintendent
Kris Scullion, Code Enforcement Officer
John Theadore, Attorney to the Town
Audience: As Attached.

Supervisor Bose called the meeting to order with the Pledge to the Flag at 7:30PM.

On a motion by Councilman Hubert, seconded by Councilman Schadt to accept the minutes of the August 11, 2025, Regular Town Board Meeting. Motion Passed – 5 Ayes.

FINANCIAL REPORTS

On a motion by Councilwoman Rasmussen, seconded by Councilman Gaebel to accept the Monthly Statement of the Supervisor. Motion Passed – 5 Ayes.

On a motion by Councilman Schadt, seconded by Councilman Hubert to accept the Town Clerk (\$3,745.67) and Code Enforcement (\$2,650.00) reports as read. Motion Passed – 5 Ayes.

On a motion by Councilman Gaebel, seconded by Councilwoman Rasmussen to pay the bills as follows:

General A Fund	-Vouchers #261-284	\$8,000.59
General B Fund	-Vouchers #34-37	1,462.18
Hwy DA Fund	-Vouchers #116-120	7,204.09
Hwy DB Fund	-Vouchers #20-21	4,375.92
Water District	-Vouchers #28-30	1,867.49

Motion Passed – 5 Ayes.

Town of Callicoon Regular Town Board Meeting – September 8, 2025 – Page Two

Warrants

On a motion by Councilman Hubert, seconded by Councilman Schadt to approve the August Payroll checks #23535 - 23541 & the Direct Deposits in the amount of \$46,568.59. Motion Passed – 5 Ayes.

On a motion by Councilman Gaebel, seconded by Councilwoman Rasmussen to approve the August Trust & Agency checks #6110 - 6113 & the Electronic Transfers in the amount of \$77,699.42. Motion Passed – 5 Ayes.

REPORTS

Highway Superintendent, Ryan Bose reports that they are currently ditching on Bethlehem Road, trying to widen the road due to two new driveways. They are patching Hust and Menges Roads so they can seal them with oil and stone. They have been brush cutting and mowing. Ryan reminded the public of the upcoming Town Clean Up this Friday and Saturday and stressed No tires and No Shredding. Supervisor Bose added that Ryan has been looking into specs to replace the 2006 truck. Ryan noted that he has specs on two trucks, but he is waiting on two more. He also noted that a new plow frame and new plow will be needed as the plow on the 2006 is worn.

On a motion by Councilman Schadt, seconded by Councilman Hubert to allow the Highway Superintendent to start the process of looking into a new chassis to replace the 2006 truck. Motion Passed – 5 Ayes.

Code Enforcement Officer, Kris Scullion reports that the two unsafe buildings in North Branch will be part of the County Auction as the owners did not pay the back taxes. He noted that there may be one tenant left living there. Kris advised the Town Board that he is getting the paperwork from the unsafe building demolition from last year for 797 North Branch Callicoon Center Road ready to send to the County for the re-levy process. Kris advised that regarding the Shandeleer Lake property they will hopefully be meeting with the owner by the end of the week. Kris stated that he went up on Thursday night before Labor Day weekend and read the water meter and went again on Monday morning and read it again and sent the usage results to the engineer. Supervisor Bose stated that he had a conversation with the owner, and they have not been up to the property. Supervisor Bose added that he set a date to meet with the owner of the property with the Code Enforcement Officer, Councilman Schadt and the Engineer for the end of this week. Kris added that if the need arises, they will meet with the Attorney for the Town.

Town of Callicoon Regular Town Board Meeting – September 8, 2025 – Page Three

Public Comment on Agenda Items

No Comment

Business items

On a motion by Councilman Hubert, seconded by Councilman Gaebel to appoint John Theadore as Attorney to the Town to fill the vacancy through 12/31/2025. Motion Passed – 5 Ayes.

Eric Michelitsch, from Delaware Engineering was present to give an update on the Youngsville Water District Tank Project. Eric stated that the tank is currently being filled and Tweedie Construction and a representative from Aqua Store will be on site to take samples and take them to the Department of Health and once it passes, they will turn on the valve. Eric also addressed the Change Order #4, the Relocation of the Electrical Shed and Tank Lighting and the Payment Application #7 for Tweedie Construction Service, Inc.

Supervisor Bose stated that there was a meeting with Delaware Engineering, Kevin Klein, Water & Maintenance Superintendent, and Joe Kavleski, Plant Operator, and Tweedie Construction. The Supervisor added that they are excited about the American Flag being added to the top of the tank and asked Eric to keep the Town posted as the project progresses. Councilman Schadt asked if the new shed will be on rock ground or will it be on a slab. It was noted that they would be pouring a slab for the generator only.

On a motion by Councilwoman Rasmussen, seconded by Councilman Gaebel to approve the Payment Application #7 for Tweedie Construction Service Inc., in the amount of \$72,503.26. Motion Passed – 5 Ayes.

On a motion by Councilman Schadt, seconded by Councilman Hubert to approve the Change Order #4 to Contract TC1-G-2024. Motion Passed – 5 Ayes.

On a motion by Councilwoman Rasmussen, seconded by Councilman Schadt to set Wednesday, October 1, 2025 @ 3:00 as the date and time for a Special Meeting for the 2026 Budget Presentation. Motion Passed – 5 Ayes.

RES#9-2025, On a motion by Councilman Hubert, seconded by Councilwoman Rasmussen to allow the Court Clerk to apply for a 2025-2026 JCAP Grant. Motion Passed – 5 Ayes.

Town of Callicoon Regular Town Board Meeting – September 8, 2025 – Page Four

Supervisor Bose again reminded the public that the Town of Callicoon Clean Up will be held on Friday, September 12, 2025, from 7:00am to 5:00pm, and Saturday, September 13, 2025, from 8:00am to 4:00pm. The Supervisor stressed: No Dumping on Sunday.

Public Comment

Public Comments included residents who are concerned about the Shandeelee Lake Inn property. Their concerns included lighting, zoned as a one family dwelling not an Inn, the leak in the pool, garbage and trash everywhere, working on Saturday digging a ditch, no officials present, registered as an inn or a one family home, digging a drainage ditch towards the road, prior advertising from the previous owner, lifeguard regulations, the number of family members you can have in a house, water usage, the inn status no longer grandfathered in, the Town having no documentation that it is a hotel, Intermittent use, the water meter being used to monitor usage, Zoning Laws in place, DEC/Board of Health approved the Septic System, heavy usage between May and Labor Day, leakage and seepage to the lake, the time frame of concerns, and same concerns for next season.

Supervisor Bose asked the public concerned about the Shandeelee Lake Inn property to give them a chance to meet with the owner and the engineer and if there are any violations we can act on it.

On a motion by Councilwoman Rasmussen, seconded by Councilman Schadt to adjourn the meeting at 8:44pm. Motion Passed – 5 Ayes.

Respectfully Submitted,

Kim Klein
Town Clerk
Town of Callicoon