Town of Prattsville
Monthly Meeting
October 12th, 2026

The Town Board of the Town of Prattsville, NY and County of Greene, NY held a Monthly Meeting at the Prattsville Town Hall on Monday, October 12th, 2026, at 7:00pm.

Present:	Greg Cross	Supervisor
	Joyce Peckham	Councilperson
	Eli Martin	Councilman
	Heidi Ruehlmann	Councilperson
	Mason Chase	Councilman
	Theresa Whitworth	Town Clerk

Others present: Deb & Jim Dymond, Charlie & Beverly Santos, Stephen & Lisa Birnbaum, Melissa Peters, Paul Brody, Dan Peckham, Jennifer
Present on zoom: Michael Miller, Michelle & Jesse Petricini

Supervisor Cross opened the meeting at 7:00pm with the Pledge of Allegiance.

A motion was made by Councilperson Ruehlmann and seconded by Councilman Martin to approve of the Clerks minutes for the Regular meeting of September 14th, 2026.
Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase
Nays 0

A motion was made by Councilperson Peckham and seconded by Councilman Chase to approve the monthly financial report.
Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase
Nays 0

Comments from the floor-

Paul Brody, a Prattsville resident, addressed the Board regarding a persistent low-frequency noise and vibration at his property. He expressed frustration with the Town's response to his previous reports. Mr. Brody stated that he wishes to spend his remaining years living in peace and quiet in the mountains. He stated that he believes the source is a large military generator currently located on a property near the Prattsville/Lexington border and that the vibration travels through the bluestone across the valley to his home. He reported that the noise has caused his reverse mortgage lender to withhold payments and expressed concern about potential impacts on neighboring property values. Mr. Brody stated that he had requested that Board members and the Code Enforcement Officer (CEO) accompany him to the suspected property. He indicated that, after being unable to arrange such a visit, he planned to visit the property that weekend with a neighbor coming from the City. He asked what steps would follow if a generator were located. Supervisor Cross advised him to submit a complaint form to the CEO identifying the location if he finds the generator. Supervisor Cross stated that he and the CEO would then contact the Town of Lexington and the property owner to discuss possible measures to reduce the noise, including enclosing or muffling the generator. Two complaints are currently on file, one signed by Mr. Brody and one by his neighbor; neither identifies an address for the suspected source. The CEO previously visited the area at approximately 8:00 p.m. and reported hearing no noise.

REPORTS:

1. Highway – Superintendent Olmstead submitted a written report stating that mowing continues regularly and shouldering work on Cozy Hollow is nearly complete. The new one-ton truck is expected to arrive at the end of the month, following its display at the Expo in Syracuse on October 28th. He also reported that the 2003 International truck has experienced breakdowns and that the Town may need to begin planning for its replacement. Supervisor Cross stated that the final bond payment for the previously purchased truck is included in the 2027 budget. He has spoken with the bank about obtaining another loan with a comparable payment amount.
2. Water District – The monthly water flow was reported around 30,337 gallons per day. Residual chlorine was reported at 0.89mg/L coming down from the last few months being above 1. All monthly DOH testing has been completed.
3. WWTP report – The wastewater treatment plant reported an average daily flow of 30,000 gallons, matching the water report. Supervisor Cross reported that a VFD had failed and the plant requested approximately $6,0000 to repair it. Three bids were obtained and the lowest bid was accepted. The lowest bid was accepted, and they were working on the purchase and repair.
4. Code Enforcement Report- 3 permits were issued, and training hours were completed.
5. Pratt Rock – Councilman Chase reported that the road alignments had been surveyed and the proposed sidewalk extension laid out. The file was sent to Lamont, the Town engineer, for a stamped site plan which is needed to secure the DOT permit and grant. The project is fully funded by a grant and is expected to proceed in 2027. Councilman Chase recommended notifying the owners of a property with a white fence so they could salvage their plants. It was agreed upon to contact all the homeowners on that stretch with a courtesy letter. Councilman Chase also reported that the O'Hara stone donation was available now for pick up.
6. Billing Report- The water district had around $8,000 in outstanding bills and the sewer district had around $6,300 that would be discussed in the delinquent reports.

BUSINESS:

1. Delinquent water and sewer bills– The delinquent list for the water district and sewer district were reviewed. The water delinquent list totaled $9,504.47 with interest charges and the sewer list totaled $7,206.45 with interest charges. Clerk Whitworth reported that she had several water customers that planned to come this week with payment, so the list might be revised before it is sent to the County. Clerk Whitworth said she would email the revised report to the Board before being sent to the County.

A motion was made by Councilman Chase and seconded by Councilperson Peckham to approve the delinquent water and sewer list for submission to the County, subject to revision.

Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase
Nays 0

2. Yearly Event – Clerk Whitworth presented a letter proposing an annual community event and requesting $2,000 in funding. When asked whether this amount would be sufficient, she explained that the previous year's event had additional funding, but $1,800 was spent on T-shirts. She suggested offering a reusable item, such as a car magnet, decal, or key chain, in place of T-shirts. Whitworth stated that the goal is to create an event similar to Old Prattsville Days, with some changes, and that additional planning time would make organizing the event easier. The Board expressed its full support for the proposed event and the requested funding.
3. Resolution to schedule public hearing for tax cap override- After a short discussion about the tax cap the public hearing was set for the evening of the budget workshop, October 21st at 6:45PM.

2026 RESOLUTION NO. 5

A Resolution Setting a Public Hearing Regarding Local Law No. 1 of 2026
A Local Law to Override the Property Tax Cap For the 2027 Budget

WHEREAS, effective in 2012, local governments are subject to a tax levy limitation as a result of the New York State Property Tax Cap Legislation set forth in General Municipal Law Article 2, §3-c; and

WHEREAS, there is a provision within the legislation that requires the Town to pass a local law by a 60% majority vote that states that it wishes to override said tax cap limit if the tax levy limit established by the preliminary budget will exceed the tax cap limit; and

WHEREAS, Paragraph 5 of §3-c of Article 2 of the General Municipal Law reads in full: "A local government may adopt a budget that requires a tax levy that is greater than the tax levy limit for the coming fiscal year, not including any levy necessary to support the expenditures pursuant to subparagraphs (i) through (iv) of paragraph g of subdivision two of this section, only if the governing body of such local government first enacts, by a vote of sixty percent of the total voting power of such body, a local law to override such limit for such coming fiscal year only, or in the case of a district or fire district, a resolution, approved by a vote of sixty percent of the total voting power of such body, to override such limit for such coming fiscal year only." And

WHEREAS, Supervisor Cross has recommended that a Public Hearing be set for taking public input on the proposed Local Law to Override the Property Tax Cap because it may be needed to exceed the tax cap of approximately two percent (2%) for the 2027 Budget.

Now, therefore be it

RESOLVED, that a public hearing is hereby scheduled for October 21st, 2026, at 6:45 p.m. at Town Hall 14517 Main St., Prattsville, New York, to receive comments from the public regarding the attached Local Law to Override the Tax Cap; and be it further

RESOLVED, that Town Clerk is hereby directed to publish appropriate notice of the public hearing a minimum of five (5) days prior to the Public Hearing.

A motion was made by Councilman Martin and seconded by Councilperson Ruehlmann to pass resolution 5 of 2026: A Resolution Setting a Public Hearing Regarding Local Law No. 1 of 2026 A Local Law to Override the Property Tax Cap For the 2027 Budget

Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase

Nays 0

4. Resolution to schedule public hearing for the preliminary budget- There was a discussion of the timing of the preliminary budget hearing in relation to the November 5th deadline. Supervisor Cross reported that the ambulance budget figures from the Town of Ashland has not yet been received. Both Supervisor Cross and the Lexington Town Supervisor have been asking the appointed Ashland Supervisor who said he would be in contact once he had the numbers finalized. Greene County has committed to the same or slightly higher ambulance revenue to the Town. It was decided to have the Public Hearing on October 21st at 7 PM.

2026 RESOLUTION NO. 6
A Resolution Setting a
Public Hearing Regarding the 2027 Budget

WHEREAS, Supervisor Cross has recommended that a Public Hearing be set for discussing and taking public input on the proposed 2027 Budget.

Now, therefore, be it

RESOLVED, that a public hearing is hereby scheduled for October 21st, 2026, at 7 p.m. at Town Hall 14517 Main St., Prattsville, New York, to receive comments from the public regarding the proposed 2027 Budget; and be it further

RESOLVED, that Town Clerk is hereby directed to publish appropriate notice of the public hearing.

A motion was made by Councilman Martin and seconded by Councilman Chase to pass Resolution 6 of 2026: A Resolution setting a public hearing regarding the 2027 Budget.

Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase
Nays 0

Other announcements-

Reminder that town employees have the mandated training on Monday, November 2nd at 6 PM located at the Prattsville Hose Company.

The Birnbaums wanted to remind everyone that the Pratt Museum's chili cook-off is this Saturday.

Supervisor Cross said that at the next regular meeting he should have an update on the banners. He plans to meet with the American Legion at their next regular meeting to discussion the transition of the banners.

A motion was made by Councilman Martin and seconded by Councilman Chase to pay the bills on abstract #10 for October.
Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase
Nays 0

With no further business a motion was made by Councilperson Peckham and seconded by Councilperson Ruehlmann to adjourn the meeting at 8:12 pm.
Ayes 5 Cross, Peckham, Martin, Ruehlmann, Chase
Nays 0

Respectfully Submitted
Theresa Whitworth
Town Clerk