

Town of Prattsville
Monthly Meeting
May 11th, 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, May 11th, 2026, at 7:00pm.

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

Others present: Dan Peckham, Connie Briggs, Deb & Jim Dymond, Carole Cangelosi, Stephen & Lisa Birnbaum, John Lane, Melissa Peters

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

A motion was made by Councilman Chase and seconded by Councilperson Ruehlmann to approve of the Clerks minutes for the Regular meeting of April 13th, 2026.

Ayes 4 Cross, Peckham, Ruehlmann, Chase
Nays 0
Absent 1 Martin

A motion was made by Councilmember Peckham and seconded by Councilman Chase to approve the Monthly Financials report.

Ayes 4 Cross, Peckham, Ruehlmann, Chase
Nays 0
Absent 1 Martin

Comments from the floor-

A resident noted the beautification efforts being made by Janice Cross are fantastic to see and she is doing an amazing job. It was asked by another resident what the bunting was in front of Town Hall, Supervisor Cross noted it was for Doug Slater who sadly passed away at the beginning of the month, he was a board member who served in the 1990's.

REPORTS:

1. Highway – Superintendent Olmstead submitted a written report, the report mentioned that things were running smoothly. Two culverts were replaced in preparation for blacktop. Equipment for the new season was all prepared.
2. Water District report – The Board reviewed the water district report. It was noted that the daily flow had previously spiked to 31,000 gallons, which was attributed to a leak. Following repairs, flow returned to approximately 22,600 gallons per day. The chlorine residual on the current report was noted at 1.01.
3. WWTP report – The wastewater treatment plant reported a daily flow of approximately 29,000 gallons. Maintenance activities completed during the period included flushing manholes, and completion of a semi-annual checklist.
4. Code Enforcement Report- 1 CO was issued and 3 inspections were performed.

5. Pratt Rock – Councilman Chase reported several updates were reported on the Pratt Rock project. A new, heavy-duty picnic table was donated by Stephen and Lisa Birnbaum and is scheduled to be moved to the site on Wednesday. A \$100 donation was received through the on-site QR code signage, bringing the total collected via that method to approximately \$120. The DOT permit application is largely complete; preliminary drawings are being prepared to accompany the submission, and the town is awaiting confirmation of insurance coverage before filing. Once the permit is secured, bid documents for the sidewalk construction work will be developed over the coming months. A resident also suggested that the board apply for a grant opportunity through Greene County Bank, which typically yields approximately \$2,000 and has a straightforward application process.

6. Tax Collector Report- The report was viewed by the Board and noted continued payments to the county.

7. Water Billing Report- Approximately \$18,000 was collected out of the \$25,000 billed. Second notices have been mailed out.

BUSINESS:

1. Town Use Forms – The Board reviewed two submitted Town Use Forms. The first was from the American Legion for the use of the Town Green for Memorial Day. The second was for Kylie Liddle for a graduation party at the Conine field. Both were approved.
2. Resolution for low income and senior exemptions – There was a brief discussion, this sliding scale follows what the County approved.

Resolution #3-2026 for Town of Prattsville

RESOLUTION ADOPTING INCOME-BASED SENIOR CITIZEN AND LOW-INCOME/DISABLED REAL PROPERTY TAX EXEMPTION SCHEDULE

On motion by Councilperson Ruehlmann and seconded by Councilperson Peckham the following resolution was adopted.

WHEREAS, the Town of Prattsville recognizes the financial challenges faced by senior citizens, low-income residents, and individuals with disabilities who reside within the Town; and

WHEREAS, Real Property Tax Law §467 and §459-c of the State of New York authorize municipalities to grant partial real property tax exemptions based upon income eligibility for senior citizens and persons with disabilities; and

WHEREAS, the Town Board of the Town of Prattsville desires to adopt an income-based sliding scale exemption to provide equitable tax relief to qualified property owners while maintaining fairness to the tax base; and

WHEREAS, the Town Board finds that adoption of the following exemption schedule is in the best interest of the residents of the Town of Prattsville;

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Prattsville hereby adopts the following income-based exemption schedule applicable to qualifying senior citizens and/or eligible persons with disabilities, as authorized under applicable New York State Real Property Tax Law:

INCOME ELIGIBILITY AND EXEMPTION SCHEDULE

Maximum Income Limit	Exemption Percentage	
\$37,000.00 or less	50%	
\$37,000.01 – \$37,999.99	45%	\$41,800.00 – \$42,699.99 20%
\$38,000.00 – \$38,999.99	40%	\$42,700.00 – \$43,599.99 15%
\$39,000.00 – \$39,999.99	35%	\$43,600.00 – \$44,499.99 10%
\$40,000.00 – \$40,899.99	30%	\$44,500.00 – \$45,399.99 5%
\$40,900.00 – \$41,799.99	25%	

BE IT FURTHER RESOLVED, that this exemption schedule shall apply to qualifying applicants meeting all eligibility requirements under New York State law for either the Senior Citizens' Real Property Tax Exemption or the Persons with Disabilities and Limited Incomes Real Property Tax Exemption; and

BE IT FURTHER RESOLVED, that this resolution shall take effect for the assessment roll following its adoption, unless otherwise required by law; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized and directed to file and distribute this resolution as required by law and to provide notice to the Town Assessor for implementation.

A motion was made by Councilperson Ruehlmann and seconded by Councilperson Peckham to pass resolution 3 of 2026: Adopting income-based senior citizen and low-income/disabled real property tax exemption schedule.

Ayes 4 Cross, Peckham, Ruehlmann, Chase

Nays 0

Absent 1 Martin

3. 250th Prattsville Celebration – The board discussed planning for the town's 250th anniversary celebration, with a target date of August 29th. Greene County has made \$2,500 available to every municipality for such commemorative events, and the application must be submitted by May 15th. The committee led by Theresa and Carole presented a draft budget and a mockup event flyer. Planned elements include a time capsule burial, commemorative t-shirts, music, vendors, crafts, and appearances by the fire department and possibly the ambulance and sheriff department, and the museum. The VFW was also discussed as a potential participant for a flag ceremony preceding the time capsule burial. Revenue from t-shirt sales, vendor fees and 50/50 is intended to offset costs, with any net proceeds donated toward the Pratt Rock sidewalk project. A significant portion of the discussion centered on the choice of containers for the time capsule. The two options considered were a dedicated composite cylinder time capsule (approximately \$640) and a cemetery urn vault (approximately \$120). After considerable back and forth regarding cost, size, and waterproofing reliability, the Board agreed by consensus to proceed with the proper time capsule. The total projected budget was noted to be modestly over the \$2,500 county grant; with the expectation the T-shirt revenue would cover the difference. Advertising is planned through flyers, town website, local radio and social media.
4. Gazebo – The Board identified two maintenance issues requiring attention at the gazebo on the Town Green: overgrown and neglected plantings surrounding the structure, and structural deterioration including at least three rotted posts and missing spindles on the railings. Regarding the landscaping the Town Supervisor suggested taking out the neglected plants and putting in stones and gravel as it would be less to maintain with having less volunteers to maintain the plants. Other Board members and attendees thought that this would diminish the character of the Town Green, and it should be kept to some kind of planting. After a bit of discussion, it was determined that boxwood shrubs were durable and low-maintenance, making it a good option. It was determined about approximately 18 plants were needed to surround the gazebo. Melissa Peters offered to personally take care of the gazebo plantings, committing to planting the shrubs and to maintain them on a seasonal basis. Several board members and attendees volunteered to donate the plants. The highway crew would be tasked with clearing the existing overgrown material and laying the weed suppressing fabric in preparation for the replanting. It was discussed to have Doug Campbell quote for these plants as he is already working for the town for the street flowers. Regarding the structural repairs, the posts were identified as standard 10 feet, and the railings were approximately 9 feet and at least 3 of each would need to be replaced. The spindles are non-standard profile making matching replacements difficult to source. The Board discussed replacing all spindles with a simpler more commonly available one. A group has already volunteered to perform the labor

