TOWN OF COVERT, SENECA COUNTY
PUBLIC HEARING & REGULAR TOWN BOARD MEETING
July 13, 2026

The regular meeting and public hearing of the Town Board of the Town of Covert was held Monday, July 13th, 2026 at 7:00 p.m. at the Town of Covert Municipal Building, 8469 South Main Street, Interlaken, New York.

Roll Call:	Supervisor Michael Reynolds	Present
	Councilwoman Deborah Nottke	Present
	Councilman Todd Wyckoff	Absent
	Councilwoman Barbara Soyka	Present
	Councilman Ben Guthrie	Present

Others Present: Town Clerk Leslie Adams-Compton, Town Attorney Patrick Morrell, Constantine Karamargin and other interested citizens.

Call to order: Supervisor Reynolds called the meeting to order at 7:00 PM. All rose for the pledge of allegiance.

Approval of Minutes: Nottke moved, seconded by Guthrie, to approve the minutes from June 8th Regular Town Board Meeting. Aye-Soyka, Aye-Guthrie, and Aye - Nottke.

Public Hearing: Nottke moved, seconded by Soyka, to open the Public Hearing at 7:01 PM for a Variance Request under the Town of Covert's Land Management Ordinance (LMO) for Sweeter Retreat LLC/Constantine Karamargin, 8987 Covert Cottages Rd, Interlaken, Tax Map #14-1-22.2, to construct a new residential cottage where lot size and set back from side boundary are deficient as required under the Town of Covert LMO. Reynolds said that an old one is being torn down and the neighbors and the Planning Board are okay with it. Karamargin said that it is encroaching two feet on the 20' requirement. He had new septic put in a few years ago and would like to not have to re-do that. Nottke moved, seconded by Guthrie, to close the public hearing at 7:03 PM.

Highway: In MacCheyne's absence, Guthrie said that MacCheyne is dealing with trespassers on the Lake View St. property and would like to have a new survey done. The old surveys are different from each other and the pins have been moved.

MacCheyne's report on the activities for the month of June are as follows 1. Cleaned up and rearranged dirt and stone piles at the Cemetery to make it easier when digging and covering graves. 2.Replaced crossover pipe on Congress Street extension and replaced driveway pipe at same location. 3.Worked with the Town of Lodi on their paving project. 4.Dug another grave at Lakeview Cemetery and covered it up. 5.Cleaned ditch on Hall's corners road in front of Dick Westbrooks. 6.Added stone to driveways on Congress Street after we paved the road. 7.Cold patching on all Town Roads. 8.Mowed roadsides. 9.Ditching on Burdick Road to drain water out of the road. 10.Installed a new driveway on Lower Covert Road. 11.Regular maintenance on all equipment.

Town Clerk: Adams-Compton said that 8 Town minutes books, through 1984, had been scanned.

Committees: Nottke reported that Three Falls LDC monthly meeting in July was cancelled. They are working on updating the Three Falls website https://threefalls.org/ to include what can and cannot be done at the new state park. She said to just "follow the signs", go to enjoy and the eagles and falcons are out. Nottke said that donations for the Three Falls Park should be earmarked because the LDC is collecting for all Trumansburg parks. Nottke says to contact her for any questions or information regarding the park.

Guthrie asked if the Town was considering to re-contract with Beverly Animal Shelter when they re-open. The rumor is that they are concentrating on personal surrenders currently.

Guthrie asked whether the Town would still consider the Resolution against data centers; he would like to see a resolution that mimic's the County resolution.

Town Supervisor: Reynolds said that FEMA funding is still under lock-down according to Frykolm/MDC disaster consultants. Guthrie asked if they could be sued. Morrell said it could cost tens of thousands of dollars to get to court. He said trying to work things out indirectly is the better option.

Reynolds said that applications for a new Assessor have been coming in, a couple are located semi-close.

Attorney: Morrell said the Variance Request from Constantine Karamargin, 8987 Covert Cottages Rd., Interlaken, for a new cottage, will require a SEQR statement as a Type II action.

Morrell said that the Flood Plain Management Agreement will designate Seneca County Code Enforcement as the administrators, as they are being trained to enforce the federal program. A local law will also have to be enacted.

Morrell said the applicant for Annexation into the Village has filed an appeal.

Petitioners:
There were none.

Executive Session: Nottke moved, seconded by Soyka, to enter into executive session with the purpose of discussing the appeal of Johnson vs. the Town Board, at 7:36 PM. Nottke moved, seconded by Soyka, to come out of executive session and close the meeting at 8:01 PM.

Resolutions:
Nottke moved, seconded by Guthrie, to advertise for Lawn mowing bids for the years 2027, 2028, 2029 in the Interlaken Review and Seneca Area Shopper; Aye – Nottke, Aye – Soyka, and Aye – Guthrie.

Nottke moved, seconded by Soyka, that

Whereas, the Town Board of the Town of Covert has reviewed the Application for Variance from the Town of Covert Land Management Ordinance for Sweeter Retreat LLC/Constantine Karamargin to build a single-family residence at 8987 Covert Cottages Rd, Tax Map 14-1-22.2; and

Whereas, the SEQR regulations under 6 NYCRR 617 designates "the construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith" as a Type II action not being subject to SEQR review; and

Whereas, the Town Board finds that this application fits within this exemption.

NOW THEREFORE BE IT RESOLVED that the Town of Covert Town Board finds the Variance Application for Sweeter Retreat LLC/Constantine Karamargin to build a single-family residence at 8987 Covert Cottages Rd, Tax Map 14-1-22.2 to be a Type II action under 6 NYCRR 617.5(c)(11).

Aye – Nottke, Aye – Soyka, Aye - Reynolds and Aye – Guthrie.

Nottke moved, seconded by Soyka, that the benefit to the applicant outweighs the detriment to the neighbors, and therefore approve the Variance Request for Sweeter Retreat LLC/Constantine Karamargin, to construct a 44' x 40' residence at 8987 Covert Cottages Rd., Interlaken, tax map 14-1-22.2 7 PM. Aye – Nottke, Aye – Soyka, Aye – Reynolds and Aye – Guthrie.

AUTHORIZING AN AGREEMENT TO PROVIDE THE TOWN OF COVERT WITH FLOODPLAIN MANAGEMENT SERVICES

WHEREAS. the Federal Emergency Management Agency (FEMA) and the New York State Department of Environmental Conservation (NYSDEC) have promulgated regulations concerning the National Flood Insurance Program (NFIP), which, inter alia, require towns to enact a local law adopting certain floodplain management regulations; and

WHEREAS, the local law must include the designation of a "Local Administrator" as defined in such local law to administer and implement the provisions of the local law including enforcement thereof; and

WHEREAS, the Town of Covert, Seneca County, New York (the "Town") desires to contract with the County for County Code Enforcement to be the Town's Local Administrator; and

WHEREAS, County Code Enforcement is trained in building code administration and enforcement activities and has the knowledge and expertise to administer and enforce the applicable floodplain management requirements; and

WHEREAS, The County is willing and able to assist the Town by undertaking to act as the Local Administrator on behalf of the Town in accord with the Town's floodplain prevention local law; and

WHEREAS, the Town wishes to utilize the services offered by County Code Enforcement to effectuate the purposes of the local law; and

WHEREAS, pursuant to Article 5-G of the General Municipal Law the County and Town are authorized to enter into a Municipal Cooperation Agreement with respect to the activities provided for herein; and

WHEREAS. the Covert Town Board reviewed and approved this resolution at their July 13, 2026 meeting; now, therefore, be it

RESOLVED, that upon review and approval of the County Attorney as to form, the Board of Supervisors hereby approves a contract with the Town to facilitate County Code Enforcement to act as the Town's Local Administrator as it is defined in the Town's local law to administer and implement the Town's floodplain management regulations; be it further

RESOLVED, that the term of this agreement is July 14, 2026 through December 31, 2030; be it further

RESOLVED, that the Town Supervisor is authorized to execute said agreement with the Town and any and all other documents necessary to effectuate the purpose of this resolution; and further

RESOLVED, that the Finance Department be authorized to make the necessary budgetary and accounting entries to affect the intent of this resolution.

Aye – Nottke, Aye – Soyka and Aye – Guthrie.

Nottke moved, seconded by Guthrie, to approve the Town Supervisor's Income and Expense report for the month of June 2026. Aye-Soyka, Aye-Nottke, and Aye-Guthrie.

Nottke moved, seconded by Soyka, to approve the Highway Superintendent's report for the month of June 2026. Aye – Nottke, Aye – Soyka, and Aye – Guthrie.

Nottke moved, seconded by Guthrie, to approve the Town Clerk report for the month of June 2026. Town Clerk received total of $1519.00 and $686.07 was remitted to the Supervisor for the month of June 2026. Aye – Nottke, Aye – Soyka, and Aye – Guthrie.

Nottke moved, seconded by Guthrie, to approve the Code Enforcement Officer Report for June 2026. Aye – Nottke, Aye – Soyka, and Aye – Guthrie.

Nottke moved, seconded by Soyka, to approve the Dog Control Officer Report for June 2026. Aye – Nottke, Aye – Soyka, and Aye – Guthrie.

Nottke moved, seconded by Soyka, that Highway Fund Vouchers #93 - 105 in the amount of $20,397.58 and General Fund Vouchers # 137-160 in the amount $24,092.87 be approved for payment. Aye – Nottke, Aye – Soyka, and Aye – Guthrie.

Respectfully submitted,

Leslie Adams-Compton, Town Clerk