

**MINUTES OF REGULAR TOWN BOARD MEETING OF THE TOWN OF HUNTER  
HELD ON TUESDAY, MAY 15, 2018 AT 7:00 PM AT THE TOWN HALL LOCATED  
ON RTE. 23A IN TANNERSVILLE, NEW YORK**

<b>Present:</b>	<b>Daryl Legg</b>	<b>Supervisor</b>
	<b>David Kukle</b>	<b>Councilman</b>
	<b>Raymond Legg</b>	<b>Councilman</b>
	<b>Sean Mahoney</b>	<b>Councilman</b>
	<b>Dolph Semenza</b>	<b>Councilman</b>

<b>Corina Pascucci</b>	<b>Town Clerk</b>
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<b>Others Present:</b>	<b>Lara Hamrah-Poladian</b>	<b>Secretary to Supervisor</b>
	<b>Larry Gardner</b>	<b>Town Attorney</b>
	<b>John Farrell</b>	<b>Supt. of Highways</b>
	<b>Sgt. Robert Haines</b>	<b>Hunter Police Dept.</b>
	<b>Erika Bain</b>	<b>Ambulance Admin.</b>
	<b>Plus all other names on attached listing</b>	

Supervisor Legg calls the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

**AUDIT** – The following vouchers were audited and approved for payment by the Town Board:  
General Fund (TW) Voucher #124 through #160 in the amount of \$25,805.38  
General Fund (TOS) Voucher #1018 through #1019 in the amount of \$2,093.66  
Highway Fund (TW) Voucher #59 through #72 in the amount of \$14,645.65  
Highway Fund (TOS) Voucher #1014 through #1018 in the amount of \$1,116.05  
Landfill Closure Fund Voucher #37 through #45 in the amount of \$8,253.46

Forest Ranger Rob Dawson presents information to the Town Board regarding search and rescues in the Town of Hunter during 2017, 8 searches and 12 significant rescues.

He adds that the NYSDOT signs telling people to park at the Laurel House Road parking lot cut down on illegal parking on the mountain road so these signs will be used again in 2018. Discussion regarding expanding the parking lot at Laurel House and getting two assistant forest rangers this year, last year there was only one. He states that the State is working on new regulations for Kaaterskill Falls, Platte Clove and Colgate Lake with the public comment period for these proposed regulations coming up this month. He adds that two of these proposed regulations are not allowing people within a certain distance from the edge of the falls and not allowing bbq's in the area. Discussion on installing a rail system at the top of Kaaterskill Falls.

Town Board to send a letter of support to New York State.

## **MINUTES**

Supervisor Legg makes a MOTION to approve minutes of Regular meeting of 4/17/18. Seconded by Councilman Legg.

Ayes-5-

Noes-0-

**POLICE**-Monthly report acknowledged.

Town of Hunter Police Department  
 Monthly Report  
 April 2018

Calls for service:	86
Arrests made:	2
Criminal charges levied:	2
Criminal complaints:	7
Non-criminal complaints:	62
Assists to other agencies:	9
Uniform traffic tickets:	21
Parking tickets:	6
Accidents investigated:	4
Report requests:	2 = \$20.00

**ASSESSOR** -Monthly report acknowledged.

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**ASSESSOR MEMO**

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**TO:** THE SUPERVISOR & TOWN BOARD

**FROM:** THE ASSESSOR'S OFFICE

**SUBJECT:** MONTHLY REPORT

**DATE:** MAY 15, 2018

Assessment

- There were 18 Parcel Transfers this month. 7 were Arm's length Sales listed below.
- 0 Parcel Combinations.      0 Parcel Splits      0 Lot line Adjustments
- 1 Grid Change.      1 Parcels Revisions
- Updated parcel photos are being taken at this time.
- Information on the new School Tax STAR Credit is available at my office.
- The 2018 Tentative Tax Roll was filed on May 1, 2018.
- The Board of Assessment Review will meet on May 22, 2018 2pm to 4pm and 6pm to 8pm.

1. V Hunter

164.09-1-2

ALS

10. T Hunter 166.19-2-11

2. V Hunter	164.15-5-402	ALS	11. T Hunter	182.07-3-2
3. V Hunter	164.15-5-3.407	ALS	12. T Hunter	164.09-7-1 Over Flow
4. V Hunter	164.05-1-16	ALS	13. T Hunter	181.00-4-1
5. V Hunter	164.14-1-8.413		14. T Hunter	181.00-8-11
6. V Hunter	164.14-1-8.328		15. T Hunter	181.00-8-13
7. V Tannersville	181.08-2-10	ALS	16. T Hunter	166.20-1-24
8. V Tannersville	182.06-1-7	ALS	17. T Hunter	209.00-4-5
9. T Hunter	163.12-1-13		18. T Hunter	197.00-2-3.2

Mark Hommel

Assessor

**AMBULANCE**-Monthly report acknowledged.  
(no electronic copy provided)

E. Bain states that she has completed her training for the stress management team, US FIRST.

**MOUNTAIN JAM/TOC**

Acknowledged receipt of fully executed signature pages for Amb. contract & Insurance Certificate  
Councilman Semenza makes a MOTION for Supervisor to sign agreements with Windham and Catskill.  
Seconded by Supervisor Legg.

Ayes-5-                      Noes-0-

**CODE ENFORCEMENT** -Monthly report acknowledged. For further detail contact the Code Enforcement Officer.

TOWN OF HUNTER  
OFFICE OF CODE ENFORCEMENT

MONTHLY REPORT OF ACTIVITIES APRIL 2018

- 15 Building Permits Issued
- 1 Building Permit Renewals
- 7 Certificate of Occupancy Searches Performed
- 0 Certificates of Occupancy Issued
- 2 Certificate of Compliance Issued
- 0 Sewer Inspections
- 3 Notice of Violation
- 14 Sign Permits Issued or Renewed
- 0 Demo Permits Issued
- 2 Complaints Received
- 2 Timber Harvesting Permits

- 0 Small Scale Mining Permits
- 2 Fire / Property Maintenance Inspections

PLANNING-Monthly report acknowledged.

**Town of Hunter Planning Board  
Monthly MEETING Report  
MAY 2018**

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*Tuesday, May 1<sup>st</sup>, 2018. Regular meeting at 7:00PM - 33 people in attendance*

S. Killourhy - Chairperson  
M. Czermerys –Deputy Chairman  
S. Friedman  
J. Michaud - ABSENT  
C. Knopp  
A. Dale  
R. Haines  
D. Senterman (alt) - ABSENT  
B. Welch (alt)

*-- Not official minutes; report prepared for Town Board--*

**PUBLIC HEARINGS:** **Travelers Rest Antiques Site Plan-Haines Falls** S. Killourhy opens the public hearing at 7:05pm. Andrea Morabito stated concerns over the look of the property with “junk” flowing outside and should all be housed indoors. She also states concern over people parking in her driveway and on her property. Phyllis Thorpe-Hillis states concern of the shared driveway and would like some type of signage be added to discourage people from blocking her driveway. S. Killourhy closes the hearing at 7:11PM.

**Haines Falls Auto Site Plan – Haines Falls – open:** S. Killourhy re-opens the public hearing at 7:11PM. M. Nihan request that even though the C & D Application has been

With the application still incomplete the Board will keep the public hearing open. **MOTION: by M. Czermerys to keep public hearing open. Seconded by C. Knopp. Unanimously carried.**

**OLD BUSINESS:**

**1) Travelers Rest Antiques & Collectables Site Plan:** Haines Falls – William & Claudette Shauger presenting. SEQR – Unlisted action. The Board acknowledges Greene County 239 Review Approval. *Project description: Located at the corner of 23A and Cabbage Patch Rd. The applicants currently have a Town of Hunter Peddlers Permit for the Sale of antiques & collectables. This permit was obtained last year to cover them until they were able to come for site plan review. The applicants have permission from property owner Charlie Thorpe. There will be 1 large tent, several outdoor tables and the building on site which has been fixed brought back to look like it did when it operated as a café. The location will be open spring – fall (weather pending) and early winter for sale of Christmas tree’s & wreaths. Additional parking will be offered in the rear of the lot.* The Board discusses the concerns of the neighbors, discussing temporary signage to notify patrons that there is parking up Cabbage Patch Rd, in the rear of the property. It is noted that all signs do need to be in compliance with the Town of Hunter Sign Law. The applicants do plan on putting “Private Driveway” signage on P. Thorpe-Hillis’ driveway and will continue to discourage customers from parking there.

SEQR Negative Declaration is given and Site plan Conditional approval is given.

**2) Haines Falls Auto Site Plan:** Haines Falls – R. France presenting SEQR – Type I action / Public Hearing remains open. R. France advises the Board that Kaaterskill Associates has been hired to do Site distances, turning radiuses, signage and all other DOT requested compliance with the traffic patterns. R. France states that some traffic patterns may change but when the Engineers come to the site on Friday (May 4<sup>th</sup>) he will know more. The Board discusses with R. France the S. Side Junkyard encroachment on Planck and Thorpe. R. France will have D. Rider show this on the plans, however it is understood that action can be taken until Site Plan approval has been given. The application is still incomplete. ---UPDATE: I have met with Kaaterskill Engineering the earliest that they will have the work done for the new site plan maps to submit to the Planning board and DOT is May 29<sup>th</sup>, 2018---SRK

**3) Twilight Park Wastewater Collection & Disposal Site plan:** Haines Falls – Alan Tavenner of Delaware Engineering representing. SEQR – Type 1 action - Public Hearing held 12/5/17 – 1/2/18, closed. The Board acknowledges received ltr from SHPO 1/18/18 re: No Adverse Effect & NYS DEC Comment letter with Delaware response letter. A. Tavenner reviews with the Board the status of the project. The location is further back into the tree line and will be turned – the outflow pipe has also been moved further east or downstream. The explanation of the aeration system is also reviewed. SEQR: Negative Declaration is given and Site Plan Conditional approval.

**4) The Catskill Hotel (former Villa Maria) Site Plan Review :** Haines Falls –S. Dhar & K. Thompson presenting SEQR – Unlisted Action – Negative declaration at Feb.6, 2018 meeting. S. Killourhy reviews with the Board and applicants that Preliminary Conditional Approvals have been given for: site demo & building stabilization , site installation of SOME Electric and installation of construction ingress /egress. The applicants are seeking conditional approval to move forward with the construction of Buildings B (10 total units) and P (former 3 Guys Building). The concept and style of the buildings will be carried out throughout the property, Gray repurposed barn style siding, black roofs and all lighting is down lighting. The applicants have hired an architecture firm, and have a person working on ALL ADA compliance throughout the Resort area and hotel rooms. The applicants are advised that ALL building plans must be submitted to the building department and agency approvals received prior to the issuance of building permits. The board grants preliminary conditional approval for buildings B & P.

**5) Cortina Mtn Estates; final conditional subdivision approval:** Haines Falls. D. Baker presenting. The Board acknowledges the letter from J. Shaw requesting 90-day extension and status update. The Board grants the 90-day conditional Subdivision approval with the added condition that the Lot Lines for M. Rossmys' property are completed satisfactory to all involved parties prior to the filing of the subdivision maps.

#### NEW BUSINESS:

**6) Peace Village Retreat Solar Field Site Plan, Sketch Plan:** Haines Falls – Solar Generation presenting. Solar Generation propose a 1 acre array field ( 200' x 200' with 12' spacing). The system will be 351Kw ground mounted arrays. Each row of arrays will be 12' at its highest point, tilted 30 degrees, and 3' at the bottom. Underground electric will run to the underground transformer. Peace Village will enter into a Power purchase Agreement with Solar Generation. The application will require Greene County 239 Review. Under SEQR this is an UNLISTED action with the Short EAF submitted. The Board votes to hold a public hearing at

the June 5<sup>th</sup> Meeting, conditional if notarized authorization is provided from Peace Village. -----  
**UPDATE --- application has been w/drawn from the May GC Planning Meeting and the Public hearing has been cancelled. Solar Generation and Peace Village, although having a signed contract are still working out the details of the project. Once the Town received notarized authorization from Peace Village the application can proceed.**

*~The next Regular Planning Board meeting will be Tuesday June 5<sup>th</sup>, 2018 at 7PM at the Town Hall. ~*

Acknowledged Officials Training 6/13

### **HAINES FALLS AUTO**

Discussion scrap and Junk licenses.

Councilman Kukle makes a MOTION to extend the Junkyard and Scrap licenses for Haines Falls Auto (Rory France) to the third Tuesday in June. Seconded by Councilman Semenza.

Ayes-5-                      Noes-0-

C. Arleo states that the junkyard application doesn't request hours of operation like the scrap application does, she asks why.

Councilman Kukle states that the hours of operation are detailed in the Site Plan.

C. Arleo feels that the information should also be on the application.

### **JUNKYARD & SCRAP LICENSE RENEWAL**

Applications rec'd from R.France tabled from April

### **LANDFILL/SOLAR - Update**

Supervisor Legg reads an email from Solitude Solar stating that they are working with their engineer to prepare an application for this project. They understand the process to be that a proposed Site Plan gets submitted to the Planning Board, they complete SEQRA with a Public Hearing to follow and then await Site Plan approval from the Planning Board. They question the Board if their understanding of the process is accurate.

Supervisor Legg states that the Town Board has questions regarding the finances of the project and what company would the town be working with. Mark Richardson to be invited to the next Town Board meeting to answer these questions.

### **HIGHWAY**

Acknowledged receipt of close out papers for Stella Winter Storm 2017

Acknowledged receipt of thank you from Haines Falls Fire to J. Farrell & Hwy Dept. re: landing zone.

Discussion on bundling gas pump project with gas key system. Discussion on fire suppression system.

### **EXECUTIVE SESSION**

Supervisor Legg makes a MOTION to go into Executive Session at 7:27 PM to consult with council. Seconded by Councilman Kukle.

Ayes-5-                      Noes-0-

Supervisor Legg makes a MOTION to come out of Executive Session at 7:41 PM with no action taken.  
Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

**PRIVILEGE OF THE FLOOR-** No speakers.

### **CORTINA MOUNTAIN ESTATES**

Acknowledged receipt of initial rate filing: Cortina Wastewater Treatment Corporation.

Councilman Kukle states that this has a 90 day to be acted upon timeframe.

L. Gardner states he will review the documents over the weekend and will get back to the Town Board. He adds that the board may wish to retain a consultant at the applicant's expense to review.

### **COMPREHENSIVE PLAN - Update**

Councilman Mahoney states that they are moving forward with discussion taking place regarding Nan Stolzenburg needing more time to complete.

Councilman Kukle makes a MOTION to authorize expenditure as presented by N. Stolzenburg to complete the body of work.

Discussion regarding holding off as money can be saved by Nan not attending all meetings.

Councilman Kukle withdraws his MOTION.

### **GRANTS**

WCCRC acknowledges flash drive from WC containing photos (thank you P. Sweeney)

### **GREENE COUNTY/CWSSI (Shared Services Initiative)**

Acknowledged receipt of notice of meetings: 5/24, 6/28, 7/12 @ 4pm and Public Hearings 5/23, 6/27, 7/12 @ 6:00 pm GCEMS building

Acknowledged receipt of resolution 114-18 to reimburse for extended police services during festivals.

### **GCSWCD/Streamside Acquisition Program**

Acknowledged receipt of request for comments on the SAP

### **JUSTICE COURT - Monthly report acknowledged.**

No electronic copy provided.

### **HISTORIAN**

Acknowledged receipt of thank you for use of building on 4/21 for Greene County Historians.

### **NYS AGRICULTURE & MARKETS**

Acknowledged receipt of a satisfactory Dog Control Officer Inspection Report

### **NYCDEP/GCSWCD Land Acquisition Program**

Acknowledged receipt of proposed program modifications for multiple parcels

Acknowledged receipt of comments from GCSWCD on LAP to NYCDEP

Acknowledged receipt of Parcel #9243 Scribner Hollow LAP Local Consultation

Acknowledged receipt of Schedule for Schoharie Watershed Month Events

**MOUNTAIN TOP SUPERVISORS & MAYORS ASSOC.**

Acknowledged receipt of info on LAP, no meeting April

**CATSKILL WATERSHED CORP.**

Acknowledged receipt of resolutions 3269-3283, 3286 -3324

Acknowledged receipt of VILLAGE OF TANNERSVILLE application for highway garage feasibility study.

Discussion on grant funding available to hire a mediator for these discussions.

**NYS DEPT. OF TRANSPORTATION**

Acknowledged letter sent to NYSDOT Re: Wayfinding signs for Devil’s Tombstone, Route 23A Hunter

**CONTRACTS**

Councilman Semenza makes a MOTION to authorize supervisor to sign contract with Sprouts Program.

Seconded by Councilman Legg.

Ayes-5-

Noes-0-

**MOUNTAIN CLOVES SCENIC BYWAY**

Acknowledged receipt of notes of 3/29 annual meeting/agenda 5/10/18

Acknowledged receipt of Kiosk informational panel samples for review

**BOOKKEEPER**

Discussion on NY CLASS investing.

L. Gardner to review and board will revisit next month.

Councilman Kukle makes a MOTION to authorize expenses for 18<sup>th</sup> Annual AOT Finance school retro-active 5/3-4. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

**HEALTH INSURANCE**

Councilman Mahoney makes a MOTION to approve Medicare part B reimbursement for retiree \$134.00 monthly for a retiree who became Medicare eligible. Seconded by Supervisor Legg.

Ayes-5-

Noes-0-

**TOWN HALL**

Supervisor Legg makes a MOTION to authorize purchase of fax machine for Town Clerks office, carriage broken. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

Town Board acknowledges and congratulates Corina Pascucci awarded Certificate as Registered Municipal Clerk.

**SURPLUS PROPERTY**

Supervisor Legg makes a MOTION to surplus: Brother Intellifax 775, HP Printer Laserjet 1100 serial #uspd058555. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

**BUILDINGS AND GROUNDS**

Councilman Legg states that he has Mr. Thorpe coming to look at the A/C unit for the Town Police.



He adds that they are working on storm doors for the ambulance building.  
Supervisor Legg informs him that the saddle at the police office door needs replacing.

**CORRESPONDENCE-** Town Board acknowledges;

- Dept. of Army Permit Application for Hunter Peaks, LLC
- Thank you to Town Board visiting home to inspect work from Western Catskill Grant
- CWT minutes of 3/19 meeting
- Notice of Women’s Expo ’18 Aug 8, 2018
- Thank you from Greene Room Players for donation to community theatre
- AWSMP Family Fun and Fish Day 5/20 1-3pm State Campground Mt. Tremper
- Notice of Senior Health Fair May 30<sup>th</sup> GC YMCA

**TRANSFERS/BUDGET MODIFICATIONS**

Supervisor Legg makes a MOTION to approve effective 4/30/18 to transfer \$579.00 from A1620.4 to A1620.42 to cover sonic wall services voucher. Seconded by Councilman Legg.

Ayes-5-                      Noes-0-

**EXECUTIVE SESSION**

Supervisor Legg makes a MOTION to go into Executive Session at 8:05 PM to discuss the employment history of a particular person and to consult with council. Seconded by Councilman Semenza.

Ayes-5-                      Noes-0-

C. Pascucci and L. Hamrah-Poladian excused.

Councilman Mahoney makes a MOTION to come out of Executive Session at 8:43 PM. Seconded by Councilman Semenza.

Ayes-5-                      Noes-0-

**PAYRATE CHANGE**

Councilman Mahoney makes a MOTION to approve salary modification of one officer to the higher full time officer position retroactive to the date that Sgt. Haines wants it to be.

Councilman Kukle modifies the motion to modify the salary to an hourly rate, not salary. Seconded by Councilman Legg.

Ayes-5-                      Noes-0-

**\*\*Town Clerk Note \*\***Requested memo from Sgt. Haines for more detail, to be copied to payroll department.

As per memo from Sgt. Haines this motion refers to Derek Legg which will increase his hourly rate by 74 cents per hour.

Councilman Legg makes a MOTION to adjourn at 8:47 PM. Seconded by Councilman Kukle.

Ayes-5-                      Noes-0-

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter