

**MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF
HUNTER HELD ON TUESDAY, JULY 17, 2018 AT THE TOWN HALL LOCATED ON
RTE. 23A IN TANNERSVILLE, NEW YORK.**

Present:	Daryl Legg	Supervisor
	David Kukle	Councilman
	Sean Mahoney	Councilman
	Dolph Semenza	Councilman
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian	Secretary to Supervisor
	Larry Gardner	Town Attorney
	John Farrell	Supt. of Highways
	Sgt. Robert Haines	Hunter Police Dept.
	Erika Bain	Hunter Area Ambulance
	Plus all names on attached listing.	

Absent: Raymond Legg Councilman

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

AUDIT – the following vouchers were audited and approved for payment by the Town Board:
General Fund (TW) voucher #200 through #234 in the amount of \$11,393.49
General Fund (TOS) Voucher #1024 through #1031 in the amount of \$7,842.76
Highway Fund (TW) Voucher #85 through #95 in the amount of \$9,066.25
Highway Fund (TOS) Voucher #1025 through #1027 in the amount of \$1,928.92
Landfill Closure Fund Voucher #56 through #60 in the amount of \$956.99

MINUTES

Councilman Mahoney makes a MOTION to approve minutes of Regular meeting 6/19/18. Seconded by Councilman Semenza.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

NEW YORK POWER AUTHORITY Presentation by Jessica Waldorf

NYSDEC has an incentive program for installing charging stations. NY Power Authority offers assistance with the bidding process and the average cost per charging station is between \$15,000 and \$20,000. The rebate program through NYSDEC reimburses 80-100 percent of that cost. As long as the stations are for public use, regardless of their location, they are eligible for the grant program. J. Waldorf is available to aid the town with free proposals, they also have a solar services advisory group.

Discussion on the three-phase line at the landfill being woven into a power purchase agreement.

STONY CLOVE ROD AND GUN CLUB

E. Benjamin states that the Club would like to place a sign on private property which the Code Enf. Officer had stated him required a variance from the Town Board.

Supervisor Legg makes a MOTION to allow the Stony Clove Rod and Gun Club to have an off premises sign. Seconded by Councilman Mahoney.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

POLICE

Monthly report acknowledged:
Town of Hunter Police Department

Monthly Report

June 2018

Calls for service:	172
Arrests made:	1
Criminal charges levied:	1
Criminal complaints:	8
Non-criminal complaints:	92
Assists to other agencies:	29
Uniform traffic tickets:	7
Parking tickets:	52
Accidents investigated:	6
Report requests:	1 = \$10.00

Sgt. Haines speaks about large scale training to take place at the school on 8/14/18 which could potentially involve all police agencies in the county, including the Sheriff's Department and the State Police. Sgt. Haines would like to place a notice in the newspaper and on the town's website to inform the public about the training exercise as there will be a heavy police presence.

Discussion on a grant available through Congressman Faso's office for law enforcement training hardware and infrastructure projects at the school. Sgt. Haines to gather more information.

Discussion on how to identify off duty police officers from other agencies who may arrive to assist if there were ever a real situation. L. Gardner to investigate possible county funding for windbreakers.

Sgt. Haines states that nine NO Parking signs were vandalized on the mountain road over the weekend. He asks the board if they could sign no parking on the entire mountain road by placing one sign at the top and one at the bottom.

Supervisor Legg to investigate this with the state.

EXECUTIVE SESSION

Supervisor Legg makes a MOTION to go into Executive Session to discuss the employment of a particular person at 7:20 PM. Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Councilman Legg)

Supervisor Legg makes a MOTION to come out of Executive Session at 7:24 PM. Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Councilman Legg)

NEW HIRE-Police

Councilman Semenza makes a MOTION to hire Storm Benjamin as a Full Time Police Officer effective July 21, 2018 at the rate of the previous officer she is replacing. Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Councilman Legg)

ASSESSOR- Monthly report acknowledged:

ASSESSOR MEMO

TO: THE SUPERVISOR & TOWN BOARD

FROM: THE ASSESSOR’S OFFICE

SUBJECT: MONTHLY REPORT

DATE: JULY 9, 2018

Assessment

- There were 18 Parcel Transfers this month. 9 were Arm’s length Sales listed below.
- 0 Parcel Combinations. 0 Parcel Splits 0 Lot line Adjustments
- 0 Grid Change. 0 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 Final Assessment Roll was filed on July 2, 2018.

1. V Hunter	164.14-5-6		10. T Hunter	167.17-2-8	ALS
2. V Hunter	164.09-2-9	ALS	11. T Hunter	181.11-1-8	ALS

3. V Hunter	164.15-5-3.410	ALS	12. T Hunter	183.10-5-8
4. V Tannersville	181.08-1-21	ALS	13. T Hunter	183.10-5-8
5. V Tannersville	166.18-1-4	ALS	14. T Hunter	181.00-10-1 ALS
6. T Hunter	166.00-3-26		15. T Hunter	181.00-6-8
7. T Hunter	166.00-3-25		16. T Hunter	181.00-6-21
8. T Hunter	164.65-2-2	ALS	17. T Hunter	164.00-3-25.112
9. T Hunter	180.00-2-17	ALS	18. T Hunter	182.00-1-9

Mark Hommel

Assessor

AMBULANCE-Monthly report acknowledged.
No electronic copy provided.

CODE ENFORCEMENT- Monthly report acknowledged:
Electronic copy provided in PDF format, unable to insert into minutes. Contact Code Enforcement Officer directly for a copy of the report.

PLANNING -Monthly report acknowledged.

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

Tuesday, July 10th, 2018. Regular meeting at 7:00PM - 15 people in attendance

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

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

PUBLIC HEARINGS: Bottini Propane Site Plan – Tannersville
Solitude Solar at TOH Landfill Site Plan - Hunter

Peace Village Site Plan Update (Light poles) – Haines Falls

OLD BUSINESS:

1) Bottini Propane Site Plan; Sketch plan: Tannersville- M. Leach presents on behalf of Tannersville Terminals LLC. / Bottini Fuels. The proposed project is for the addition of a 30,000 gallon above ground propane storage tank to the existing storage facility. A public hearing was held at the start of the meeting, no one chose to speak for or against the project, and the hearing was closed. S. Killourhy states this is a SEQR Unlisted action with the short EAF submitted, there is no coordinated review required. The board reviews Part 2 of the SEAF.

MOTION: by M. Czermerys for a negative declaration. Seconded by C. Knopp. Unanimously carried.

MOTION: by C. Knopp to approve the site plan as presented. Seconded by S. Friedman. Unanimously carried. The applicant is advised that any Planning Board application fees shall be paid, and the final map shall be signed prior to the issuance of a building permit.

2) Solitude Solar at TOH Landfill Site Plan; Sketch plan: Hunter – M. Richardson & M. Fingar from Solitude Solar LLC presenting. A public hearing was held at the start of the meeting no one spoke for or against the project and the hearing was closed. The Board acknowledges rcv'd an amended Full EAF. The Board also acknowledges Greene County 239 approval. S. Killourhy states this is a SEQR Type I action since the parcel abuts the lands of Onteora Park, on the State and National Historic Register. S. Killourhy states the Planning board accepts Lead Agency on the project and will continue the coordinate with NYS DEC, and NYC DEP. Initial comments were received by both agencies and from NYS SHPO. Mike Fingar explains the project and some of the changes: the construction & operation of a 2.2 MW DC PV solar array on top of the closed TOH Municipal Landfill, consistent with Solar Land Lease & Easement with the Town of Hunter. There will be approx. 350 racks and 6,000 panels within the fenced 15 acres (6.5 acres of arrays). The panels will be 3ft. – 6 /7 feet at its highest, facing due South with a 30-degree tilt. (The original plan stated the panels would be 9ft in height.) There will be no penetration of the cap; ballasted blocks will be installed. There is no land clearing required. The nearest substation is approx. 5 miles away, and the existing poles will be changed to 3 phase, work to be down with Central Hudson. The applicants; Solitude Solar will maintain lawn care and any need for maintenance during the snow season. The Board reviews Part 2 of the Full EAF, identifying areas that need further information to make a determination of significance. The applicant states the project engineers are working on the requested Stormwater plan and addressing the agency comments. The will return at the August 7th meeting.

3) Peace Village Site Plan; Lighting in parking area: Haines Falls - Ram Singal PE from Peace Village. The Board acknowledges Greene county 239 review is approved. A Public hearing was held at the start of the meeting, no one chose to speak for or against and the hearing was closed. The applicant proposes 6 light poles to be constructed in the parking area between O'Hara Rd and 23A. The lights are 20 feet with a 5-foot arm. The applicant has explained that the lighting will have an adjustable baffle to direct the light 90 degrees downward, limiting the wash of light. The lights typically be will be on from dusk to dawn and on the occasion that it is foggy. S. Killourhy states this is a SEQR Unlisted action; no coordinated review is required. The Board reviews Part 2 of the Short EAF.

MOTION: by M. Czermerys for a negative declaration. Seconded by B. Welch. Unanimously carried.

MOTION: by J. Michaud to approve the site plan as submitted. Seconded by A. Dale. Unanimously carried. The applicant is advised that any Planning Board application fees shall be paid, and the final map shall be signed prior to the issuance of a building permit.

4) Haines Falls Auto Site Plan: Haines Falls –J. Michaud is recused. R. France, owner / applicant and M. Schmitt of Kaaterskill Engineers presenting. SEQR – Type I action / Public Hearing is closed. The Board acknowledges that Kaaterskill Engineers have submitted maps & PERM33 -COM application to NYS DOT showing controlled access point

ingress/ egress along 23A to the existing ingress/egress. The plan also includes narratives for each of the entrances as requested by the board. Additional Site plan pages were submitted to showing the ingress/egress off Sunset Park Rd in the location where the mobile home was removed and connecting to the interior road. It also shows improvements to the existing swale to catch the water and take it to the easterly side of Sunset Park Rd. Further definition of signage, the encroachment of neighbor's land as well as defined parking areas are still needed on the final maps.

S. Killourhy states she will review the new information with Attorney Rodenhausen and anticipates comments from NYS DOT within the next 2 weeks.

Public comments were made by J. Nihan, J. Martocci, C. Arleo and M. Nihan. Comments were made regarding trucks backing down Sunset Park Rd, cars above the fence line in junkyards, and hours of operation.

The next Planning board meeting is Tues. August 7th at 7PM.

Thank you.

HAINES FALLS AUTO

Discussion scrap and Junk licenses.

Supervisor Legg reads a letter from James Boyle(Code Enf. Officer) to Rory France, see attached.

Councilman Kukle states that this is a repetitive issue and Rory France should be made aware that repetitive violations can cause revocation of a license or non-renewal.

Supervisor Legg makes a MOTION to extend the Junkyard and Scrap licenses until the next Town Board meeting if the following criteria is met, Rory France has until Friday, July 20, 2018 to remove the junk vehicles visible from the "Scenic Byway" or the 30-day extension will be revoked. Seconded by Councilman Mahoney.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

PRIVILEGE OF THE FLOOR

Councilman Kukle states that he received a call from a constituent regarding viewshed concerns about the solar project at the Landfill. He has asked the solar company to create an image of what will be seen from a distance. Councilman Mahoney adds that the Planning Board has also requested this image.

GRANTS- VILLAGE OF TANNERSVILLE Request for letter of support

Councilman Kukle makes a MOTION to send a letter of support to the Village of Tannersville. Seconded by Councilman Semenza.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

STONE CARVING SEMINAR

Councilman Semenza makes a MOTION to sign contract (event dates: 7/24-27 & 7/31-8/3). Seconded by Councilman Kukle.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

GREENE COUNTY/CWSSI (County Wide Shared Services Initiative)

Board acknowledged receipt of notice/agenda final mtg 7/12 @ 4pm and Public Hearing @ 6:00 pm GCEMS building

GC SOIL & WATER

Board acknowledged receipt of copy of SAP presentation from 6/25 MTSMA meeting.

CATSKILL CENTER

Board acknowledged letter from Lisa Wachtel re:SAP

JUSTICE COURT -Monthly report acknowledged.

No electronic copy provided.

MOUNTAIN TOP HISTORICAL SOCIETY

Councilman Semenza makes a MOTION to authorize supervisor to sign contract for annual event. Seconded by Councilman Mahoney.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

BUILDINGS AND GROUNDS/TOWN HALL

Councilman Semenza makes a MOTION to approve purchase of digital voice recorder. Seconded by Councilman Mahoney.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

Supervisor Legg states that there is 8 ½ acres of land adjacent to and west of the Town Hall which the town could purchase to expand their facilities.

Supervisor Legg makes a MOTION that the Town Board be allowed to purchase the property at \$130,000. He adds that the town will be putting down \$30,000 and borrowing \$100,000 over five years. The Town Attorney is authorized to go to the Bank of Greene County and negotiate a rate and the Supervisor is authorized to execute the borrowing documents. Seconded by Councilman Kukle.

Ayes-4-

Noes-0-

Absent-1-(Councilman Legg)

James Nihan asks the board for the status of the bulletin board out front.

Supervisor Legg states that the Town Board feels with the internet it is easy to find out when meetings are. He adds that money is tight, and a sign would be a \$6,000-\$10,000 expenditure.

Craig Bates asks if the agenda could be made available earlier than 2PM on the day of a meeting.

Supervisor Legg states this a constantly changing document but a rough draft is always available before the meeting.

CORRESPONDENCE- Board acknowledged:

- CATSKILL WATERSHED CORP. press release to extend septic repair program
- NYS DEC press release-day use permit system for Blue Hole visitors

NYSDEC/VILLAGE OF TANNERSVILLE

Board acknowledged receipt of Notice of Complete Application to modify SPEDES permit

PURCHASE OF VEHICLE

John Farrell states that he budgeted for a used pickup up truck. He has found a new one with a plow mount and warranty for \$35,000, state bid price. He adds that he has enough in his budget for this purchase.

Supervisor Legg makes a MOTION to authorize the purchase from Thorpes GMC at a state bid price not to exceed \$35,000. Seconded by Councilman Semenza.

Ayes-4- Noes-0- Absent-1-(Councilman Legg)

SOLAR

Councilman Mahoney makes a MOTION to authorize the Supervisor to sign a document Mark Richardson requires in order to file with Central Hudson regarding the lease agreement. Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Councilman Legg)

Councilman Semenza makes a MOTION to authorize the Supervisor to sign a Landlord Estoppel Certificate. Seconded by Councilman Mahoney.

Ayes-5- Noes-0- Absent-1-(Councilman Legg)

Supervisor Legg makes a MOTION to adjourn at 8:03 PM. Seconded by Councilman Mahoney.

Ayes-4- Noes-0- Absent-1-(Councilman Legg)

Corina Pascucci, Town Clerk, RMC
Town of Hunter