

**MINUTES OF REGULAR TOWN BOARD MEETING OF THE TOWN OF HUNTER HELD ON TUESDAY, JUNE 18, 2019 AT 7PM 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>
<b>Others Present:</b>	<b>John Farrell</b>	<b>Superintendent of Highways</b>
	<b>Sgt. Robert Haines</b>	<b>Hunter Police Dept.</b>
	<b>Erika Bain</b>	<b>Hunter Area Ambulance</b>
	<b>Larry Gardner</b>	<b>Town Attorney</b>
	<b>Plus, all 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 #208 through #247 in the amount of \$21,574.29  
 General Fund (TOS) Voucher #1021 through #1029 in the amount of \$655.27  
 Highway Fund (TW) Voucher #69 through #80 in the amount of \$7,774.36  
 Highway Fund (TOS) Voucher #1035 through #1037 in the amount of \$1,310.62  
 Landfill Closure Fund Voucher #42 through #50 in the amount of \$14,555.05

**MINUTES**

Councilman Legg makes a MOTION to approve minutes of Regular Meeting 5/21/19 and Public Hearings on 5/30/19. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

**POLICE** -Monthly report acknowledged.

Town of Hunter Police Department

**Monthly Report**

**May 2019**

Calls for service:	113
Arrests made:	2
Criminal charges levied:	2
Criminal complaints:	10
Non-criminal complaints:	71
Assists to other agencies:	15
Uniform traffic tickets:	8
Parking tickets:	127
Accidents investigated:	2

Report requests: 0  
 Property checks: 54

Councilman Semenza makes a MOTION to authorize the police department to order three EX Pass tags for the police cars. Seconded by Councilman Mahoney.

Ayes-5- Noes-0-

Discussion on scanning tickets. Sgt. Haines wishes to see first how the database he and the Court Clerk are working on works first before investing in scanners.

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

Supervisor Legg authorizes E. Bain to choose one or two people for the town to sponsor in an EMT class and in return they will work for Hunter Area Ambulance.

Councilman Semenza makes a MOTION to hire Barbara.Lacitignola as a Full Time Driver/EMT effective 7/15/19. Seconded by Councilman Kukle.

Ayes-5- Noes-0-

E. Bain states that she will have covered the shifts that B. Lacitignola will miss while attending paramedic classes.

Supervisor Legg directs E. Bain to prepare a job description for B. Lacitignola to sign.

Councilman Semenza makes a MOTION to sign proposal for new 500-gallon propane tank. Seconded by Supervisor Legg.

Ayes-5- Noes-0-

**ASSESSOR**-Monthly report acknowledged.

MEMO TO: Supervisor and Town Board  
 SUBJECT: Monthly Report

FROM: The Assessor's Office  
 DATE: June 18, 2019

There were 24 Parcel Transfers this month. 5 were Arm's length Sales listed below.

0 Parcels Combinations.

0 Parcel Splits.

0 Lot Line Adjustments.

0 Grid Changes.

0 Parcel Revisions.

The data for the 2019 Final Assessment Roll was submitted to Greene County for processing.

Update photos are being taken at this time.

Information for the new STAR requirements is available in my office.

The Board of Assessment Review met on May 28, 2019 they had 6 complaints.

164164.09-2-36 ALS

164.14-1-8.418

164.14-1-8.302

163.08-2-31 ALS

164.15-2-34 ALS

164.06-3-8.1

164.06-3-8.2

164.14-1-8.333

182.05-1-57

182.05-1-19  
 181.08-3-7  
 182.09-1-21  
 182.09-1-22  
 166.17-2-26.2  
 182.05-1-10  
 182.05-1-13.2  
 165.00-1-16  
 196.00-5-5.112 ALS  
 182.07-4-18  
 181.20-3-2.1  
 181.20-3-2.2  
 181.20-3-1  
 167.18-1-13  
 164.73-15-5 ALS

Acknowledged received from NYS Dept. of Taxation final state equalization rate: 54.00

**CODE ENFORCEMENT**-Monthly report acknowledged.

TOWN OF HUNTER  
 OFFICE OF CODE ENFORCEMENT

#### MONTHLY REPORT OF ACTIVITIES MAY 2019

6	Building Permits Issued
0	Building Permit Renewals
7	Certificate of Occupancy Searches Performed
1	Certificates of Occupancy Issued
0	Certificate of Compliance Issued
0	Sewer Inspections
2	Notice of Violation / Stop Work
16	Sign Permits Issued or Renewed
0	Demo Permits Issued
1	Complaints Received
0	Timber Harvesting Permits
0	Small Scale Mining Permits
0	Fire / Property Maintenance Inspections

Roy Silver questions the continuation of violations regarding downlighting and a fallen down barn on the Machne Tashbar property. He feels that the Certificate of Occupancy issued by the Code Enforcement Officer should be seasonal, not for a calendar year. He asks that these issues be addressed.

**PLANNING**-Monthly report acknowledged.

Town of Hunter Planning Board Monthly MEETING Report  
JUNE 2019

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*Tuesday, June 4<sup>th</sup>, 2019. Regular meeting at 7:00PM - 12 people in attendance\**

S. Basagic- Chairperson

M. Czermerys –Deputy Chairperson (arrived 7:28PM)

S. Friedman

J. Michaud

C. Knopp

A. Dale

R. Haines

D. Senterman (alt) ABSENT

B. Welch (alt)

*-- Not official minutes; report prepared for Town Board—\* Attendance includes 2 Town Board Members*

**Meeting opened at 7:05PM**

S. Basagic states the agenda will be switched to have new business first.

**NEW BUSINESS:**

**1) P. Dibble Two Lot Subdivision; Sketch Plan:** Elka Park –Dan Fancher of Catskill Region Surveying Services, PC presents for the 2 lot Minor subdivision. The Board acknowledges received the application, Short EAF, Subdivision maps and notarized owner authorization.

**2) Stony Clove Ventures LLC/ Eco-Tourism Cabins Site Plan; Sketch Plan:** Edgewood- Eric and Sean Ansanelli present their proposed Site Plan for 12 eco-cabins and sauna house. The Board acknowledges received the Site plan information packet and email correspondence from the NYC DEP regarding Stormwater & Wastewater.

**OLD BUSINESS:**

**3) Rip VanWinkle Ranch Site Plan:** Haines Falls – G. Harvey presenting. Chairperson S. Basagic is recused; Deputy Chair M. Czermerys begins the review of the project.

GC239 Approval; Public Hearing held March 5, 2019; SEQR – Unlisted action/ still under review.

The Board - Ackn rcv'd updated Site plan map from G. Harvey

The Board reviews the Site plan presented.

The Board reviews part 2 of the SEQR Short EAF.

Determination of non-significance: Negative Declaration is given.

The Board reviews the 2013 conditions and those that shall remain: **(in bold)**

*- Check with CEO/Bldg. dept. RE: Cert. Occupancy for main building (6 residences & office and 1 story residence with 2 units (previous barn/shop).*

M. Czermerys acknowledges that T. Legg has received a CO for the 1- story residential building status of the main building is unknown.

**~Sewer and water to remain permanently disconnected to all former mobile homes to now be used for storage.**

**~Storage trailers shall not contain junk, in or around structure that would trigger the Junkyard Law.**

**~ No additional exterior lighting without additional site plan approval.**

***~ Site will be subject to random review by the Code Enforcement Officer, or other person designated by the Town Board.***

***~ Applicant has no inherent right to put another trailer on property, and debris of burned trailer should be removed in favorable timeframe by a licensed mobile home demolitionist and in addition to other conditions incorporated on Site Plan.***

The burned trailer was immediately removed in 2013, the concern at this time was why the trailer was moved and is it consistent or applicable with the above condition. T. Legg has stated that the trailer was moved to provide easier access for storage, specifically in the winter when it is difficult to plow, at this time it has 15 ATV's in it. The trailers are frame on ground; therefore, the weight limits are not relevant.

**Approved with conditions.**

*~The next Regular Planning Board Meeting will be on Tuesday July 2<sup>nd</sup>, 2019 at 7:00 PM~*

### **PRIVILEGE OF THE FLOOR**

Kevin VanHentenryck speaks about the upcoming 12<sup>th</sup> season of the Hunter Stone Carving Seminar which is a free two-week stone carving seminar open to everyone. He thanks the Town for their assistance and the Town Board authorizes the tent being put up early, ahead of the seminar.

Roy Silver speaks about Bill 2371A that was passed regarding proof of vaccination adding that the bill does not address summer camps, but some municipalities have passed a law requiring vaccinations for summer camps. He asks if the town has passed such a law.

Councilman Semenza states that the Town Board has spoken with county representatives and the county has an order in effect.

Ed Kaplan – County Attorney – the order states that children and staff may not enter camp if not vaccinated and if not vaccinated have a short period of time to get vaccinated.

### **ELECTRIC BATTERY STORAGE FACILITIES**

Acknowledged Public Hearing held on 5/30/19.

### **MORATORIUM**

Councilman Legg makes a MOTION to adopt Local Law Re: Temporary moratorium of the establishment, placement and construction of commercial containerized energy storage/battery facilities designed for connecting to the electric power grid. Seconded by Councilman Mahoney.

Ayes-5-

Noes-0-

**\*\*Town Clerk Note\*\*** This local law was passed at a special meeting regarding same held on May 30, 2019.

Acknowledged receipt of letter from Key Capture Energy in re: to storage facilities

Acknowledged received from DEP looking into Energy storage facilities

### **TASTE OF COUNTRY**

Acknowledged receipt of fully executed contract with Greene County. re: Reimbursement

### **414 PROPOSITION - MOUNTAIN TOP LIBRARY**

Acknowledged receipt of Library resolution adopted 5/21 request placement on ballot to raise \$28,000 to sum of \$84,000 annually (S. Kleinfelder, E. Manfredi presenting)

Councilman Mahoney offers RESOLUTION #5 of 2019 asking for the following question to be placed upon the ballot and voted on at the next general election of the Town of Hunter. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

**Town of Hunter Resolution #5 of 2019**

A Resolution asking for the following question to be placed upon the ballot and voted on at the next general election of the Town of Hunter.

WHEREAS, there has been presented to the Town Board of the Town of Hunter, a petition signed by qualified voters of the Town of Hunter in a number exceeding ten (10%) per centum of the total number of votes cast for Governor in the Town of Hunter at the last gubernatorial election, asking that the following question be placed on the ballot and voted on at the next general election of the Town of Hunter:

SHALL THE ANNUAL CONTRIBUTION OF THE TOWN OF HUNTER FOR THE OPERATING BUDGET OF THE MOUNTAIN TOP LIBRARY BE INCREASED BY TWENTY-EIGHT THOUSAND (\$28,000) DOLLARS TO THE SUM OF EIGHTY-FOUR THOUSAND DOLLARS (\$84,000) ANNUALLY?

Thereupon the resolution was passed by a vote of five (5) in favor and none (0) opposed.

The undersigned, Town Attorney of the Town of Hunter, hereby certifies that the above is a true copy of a resolution passed by the Town Board on the 18<sup>th</sup> day of June 2019.

Councilman Mahoney makes a MOTION to acknowledge receipt of and to accept petition authorizing that a copy of this resolution be forwarded to the Board of Education to be placed on the ballot in the fall. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

**COMPREHENSIVE PLAN**

Councilman Mahoney offers RESOLUTION #6 of 2019 Adoption of the Town of Hunter Comprehensive Plan. Seconded by Councilman Kukle.

THE TOWN OF HUNTER

RESOLUTION # 6 OF 2019

THE TOWN BOARD OF THE TOWN OF HUNTER

Adoption of the Town of Hunter Comprehensive Plan

Date: June 18, 2019

WHEREAS, a Comprehensive Plan is a statutorily recognized instrument under Town Law §272-a for the immediate and long-range protection, enhancement, growth and development in a Town; and

WHEREAS, a properly crafted comprehensive plan assists with the protection of the health, safety and general welfare of the citizens of the Town; and

WHEREAS, the Town of Hunter Town Board identified that an updated comprehensive plan was needed to properly plan for growth and development, protect the environment and enhance the health, safety and welfare of the community and residents; and

WHEREAS, the Comprehensive Plan Committee conducted a study of the Town of Hunter that included a full inventory and analysis of the environmental, economic, housing, demographic, cultural and historical resources in Hunter; and

WHEREAS, the proposed Plan includes the long-term vision, goals, objectives and strategies to guide the future growth in the Town; and

WHEREAS, the Committee solicited and utilized the input of the public through a written survey, open public meetings, focus groups, and a public hearing to formulate the plan; and

WHEREAS, the Committee has submitted the Plan to the Town Board, and they have reviewed the draft Plan and held a properly noticed public hearing pursuant to Town Law 272-a; and

WHEREAS, adoption of a comprehensive plan pursuant to Town Law 7-722 has been determined to be a Type I action, pursuant to the New York State Environmental Quality Review Act (SEQR) 6 NYCRR Part 617.4, and the Town Board declared itself Lead Agency; and

WHEREAS, the proposed action will not require permits and approvals from any other local, regional and State agencies prior to adoption of the plan; and

WHEREAS, the Greene County Planning Board is required to review the Town Comprehensive Plan pursuant to the applicable standards of New York State General Municipal Law 239-m and their approval is considered an advisory opinion under SEQRA and the agency is not considered to be eligible for lead agency status in this action, and

WHEREAS, the Town submitted the draft plan to the Greene County Planning Board; and

WHEREAS, the Town received approval from the Greene County Planning Board; and

WHEREAS, the Town declared that the Town of Hunter Comprehensive Plan described herein will not have any significant adverse environmental impacts, and determined that an environmental impact statement will not be required; and

WHEREAS, the Town Board filed a negative declaration and Environmental Notice Bulletin, according to SEQRA, NYS 6 NYCRR Part 617.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE TOWN BOARD OF THE TOWN OF HUNTER, GREENE COUNTY, NEW YORK:

THAT THE Town Board of the Town of Hunter hereby determines that the Comprehensive Plan and all its Appendices, attached hereto and made a part hereof, is hereby adopted as the Comprehensive Plan of the Town of Hunter; and

THAT THE Town Board shall file a final copy of the Town of Hunter Comprehensive Plan with the Town of Hunter Town Clerk and with the Greene County Planning Department as required in 272-a; and

THAT THE Town Board shall cause a full copy of the adopted Comprehensive Plan including all associated documents and maps included in the Appendices be placed and maintained to be accessible on the Town website.

Ayes-5-

Noes-0-

Councilman Mahoney states that there are several action items in the plan, and he will put together some notes for the next town board meeting.

### **GRANTS**

The Village of Tannersville is applying for a DRI (Downtown Revitalization Initiative) w/Hunter Foundation. Councilman Semenza makes a MOTION to authorize a letter of support 5/22. Seconded by Councilman Legg.

Ayes-4-

Noes-0-

Abstains-1- (Councilman Mahoney)

Acknowledged receipt of request for letter of support Town of Windham for Smart Growth

Councilman Semenza makes a MOTION to authorize support letter for Windham Smart Growth app. for comp. plan 5/30. Seconded by Councilman Kukle.

Ayes-5-                      Noes-0-

Acknowledged receipt of notice of contribution from Hunter Mtn. for \$7,000 towards SG 2019 Hunter Branch Rail Trail. The Town Board adds that Scribner, the Schoharie Watershed and the Hunter Foundation have also contributed.

Acknowledged Smart Growth 2019 application submitted in Grants Gateway on 6/7/19

Acknowledged letter sent to DylanWalrath/DEC Re: SG 2019

**JUSTICE COURT**-Monthly report acknowledged (no electronic copy provided)

**NYCDEP**

Acknowledged receipt of negative declaration of proposed revisions to recreational use of lands and water

**NYSDEC**

Acknowledged receipt of Memo on South Lake Dam inspection

**GREENE COUNTY**

CWSSI Initiative meeting 6/20/19 @4:00pm in Cairo

Resolution # 134-19 Authorizing reimbursement to town for extended police services

**CWC**

Acknowledged receipt of Resolutions #'s 3549-3565 & 3567

**LANDFILL**

Acknowledged received from DEC 6/3 inspection report: treatment systems are well maintained

**HISTORIAN**

Acknowledged notice of sign placement festivities on 6/23 @ Wayside Park

**BOOKKEEPER**

Acknowledged Single Audit Certification form sent to NYS Homeland Security

**TOWN HALL**

Councilman Mahoney makes a MOTION to authorize a 1 YEAR Contract only for Twin Bridges solution phone service. Seconded by Councilman Legg.

Ayes-5-                      Noes-0-

**INTERNET TECHNOLOGIES**

Supervisor Legg makes a MOTION to authorize Carbonite offsite backups \$599/year & Sonic Firewall license \$2069. Seconded by Councilman Semenza.

Ayes-5-                      Noes-0-

The above motion solves the need for offsite backups.

**SOLAR PROJECT/LANDFILL**

Update (Mark Richardson presenting)



Mark Richardson of US Light Energy states that the Public Service Commission has changed the rates dramatically for solar which means a significant hit on the revenue side adding that as the project stands it is not economically viable and they will lose money if they cancel the project but even more money if they build it. In order to break even they are asking for a reduction in the lease rate and escalator as well as the PILOT. Discussion on ownership of the interconnect with Mark Richardson responding that they own the interconnect if they walk away from the project but not in perpetuity. He is asking the Town Board whether they want to pursue this negotiation.

Greene County Attorney Ed Kaplan states that he and Raymond Ward are authorized by the County to negotiate the PILOT agreements for solar in Greene County. He adds that it was incumbent upon US Light Energy to put the County on notice in writing that they were seeking a PILOT and the County would then have sixty days to respond.

M. Richardson states that he spoke with Ed Kaplan about a year ago and this was their intention. He adds that the numbers offered in a PILOT from Greene County don't work with the new revenue model, they are asking for a \$0.00 PILOT.

Raymond Ward asks if they were going to ask the same amount from the School and the County adding that Real Property Tax Law is not specific to a coordinated effort. He informs the Town Board that whatever their decision is, the onus is still on US Light Energy to attempt to negotiate with the County and the School District. Supervisor Legg suggests that the Town Board digest the information they have received tonight and will then reach out to Mark Richardson and the County.

Acknowledged public hearing held 5/30/19 on proposed Solar Energy Law #2

### **RESIGNATION**

Acknowledged receipt of resignation from Allison Curran effective 7/11/19

### **BUILDINGS AND GROUNDS**

Councilman Legg states that M. Monteleone will be coming next Tuesday to do electrical work. He adds that there was a small electrical issue at the Town Hall, which was taken care of last week, there are a few more issues to be corrected.

### **CORRESPONDENCE**

Acknowledged receipt of invite for meet and greet Marline Martin at Catskill Mtn. Foundation 6/26 4-6 pm

Acknowledged receipt of Thank you from Dede Thorpe and Artie Fries for time allotted at TB meeting

Acknowledged receipt of letter Re: ticketing on Rte 23A/Mountain Rd.

Acknowledged received from NYMIR bulletin on active shooter preparation

### **APPRAISER**

L. Gardner states that there is a pending tax certiorari matter involving Tops Markets.

Supervisor Legg makes a MOTION to authorize Town Attorney, Larry Gardner to seek out and hire an appropriate appraiser for court purposes. Seconded by Councilman Mahoney.

Ayes-5-

Noes-0-

### **BID – HAULING**

Councilman Semenya makes a MOTION to authorize the Highway Superintendent to bid out the hauling of stone. Seconded by Supervisor Legg.

Ayes-5-

Noes-0-

**EXECUTIVE SESSION**

Supervisor Legg makes a MOTION to go into Executive Session at 9:39 PM to review applications for employment and to consult with council. Seconded by Councilman Semenza.

Ayes-5-                      Noes-0-

C. Pascucci excused.

Supervisor Legg makes a MOTION to come out of Executive Session at 9:19 PM. Seconded by Councilman Mahoney.

Ayes-5-                      Noes-0-

**NEW HIRES**

Supervisor Legg makes a MOTION to hire Scott Hosier Sr., Ariel Woolheater and Laura Miller as Ambulance Drivers effective 6/18/19. Seconded by Councilman Mahoney.

Ayes-5-                      Noes-0-

Supervisor Legg makes a MOTION to adjourn at 9:21 PM. Seconded by Councilman Kukle.

Ayes-5-                      Noes-0-

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter