

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JULY 13, 2021, AT 7:00 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Dolph Semenza	Councilman-Deputy Supervisor
	David Kukle	Councilman
	Sean Mahoney	Councilman
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Larry Gardner	Town Attorney
	John Farrell	Superintendent of Highways
	Sgt. Robert Haines	Hunter Police Department
	Erika Bain	Hunter Area Ambulance
	Marc Czermerys	Planning Board Chairman
	Plus, all names on attached listing.	
Absent:	Daryl Legg	Supervisor
	Raymond Legg	Councilman

Deputy Supervisor Semenza opens the meeting 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 #217 through #270 in the amount of \$46,561.04
General Fund (TOS) Voucher #1009 through #1010 in the amount of \$194.18
Highway Fund (TW) Voucher #73 through #85 in the amount of \$9,406.53
Highway Fund (TOS) Voucher #1055 through #1067 in the amount of \$10,558.20
Landfill Closure Fund Voucher #31 through #39 in the amount of \$11,522.48

MINUTES

Councilman Mahoney makes a MOTION to approve regular meeting 6/8, workshops 6/22 & 5/25, Police/community relations & Special meeting 6/3. Seconded by Councilman Kukle.

Ayes -3- Noes -0- Absent -2-

AMBULANCE-Monthly report acknowledged.

HUNTER AREA AMBULANCE

PO Box 70 / 5742 Rt. 23A Tannersville, NY 12485

518-589-4045

BOARD MEETING REPORT

28 Calls in June– 2021

Hunter Mountain –	Tannersville - 13	Catskill-
Haines Falls– 4	Hunter – 6	Windham- 2
Elka Park – 1	Lanesville- 1	Ashland- 1
Dr. Schneider’s –		

CMH – 10	CPR Death: No Transport-	Kingston – 2
Albany Med- 4	Unattended-	St Peters - 1
VA –	No Patient Found- 3	Canceled - 1
RMA – 4	Public Assist- 2	Stand By – 1
Helicopter –		ALS- 7

Erika – 11	Ariel- 1	Dean-
Barbara - 4	Aaron- 12	Brandon-
Venessa- 1	Ciaran- 4	Steven-
Jim- 13	Allison-	
Melissa- 6	Michael- 1	
Scott- 3		

Mileage 84-1: 66,627

Mileage 84-2: 61,436

Councilman Mahoney makes a MOTION to authorize the purchase of a new couch (\$1070.00) and recliner (\$670.00) for the Ambulance building. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2-

POLICE-Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

June 2021

Calls for service:	108
Arrests made:	0
Criminal charges levied:	0
Criminal complaints:	7

Non-criminal complaints: 77
 Assists to other agencies: 13
 Uniform traffic tickets: 16
 Parking tickets: 108
 Accidents investigated: 8
 Report requests: 3 = \$30.00

ASSESSOR -Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor’s Office

SUBJECT: Monthly Report

DATE: July 1, 2021

- There were 28 Parcel Transfers this month. 16 were Arm’s length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 0 Parcel Splits.
- 0 Lot Line Adjustments.
- 0 Grid Changes.
- 0 Parcel Revisions.
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.
- The Final Assessment roll was filed on July 1 2021.

- | | |
|-----------------------|-----------------------|
| 1. 182.05-1-24 | 15. 164.73-12-2 ALS |
| 2. 181.08-1-7 | 16. 182.07-2-6 |
| 3. 181.08-1-20.1 | 17. 182.07-2-7.11 |
| 4. 163.08-1-25 ALS | 18. 182.08-1-15 |
| 5. 164.09-2-43 ALS | 19. 196.00-5-3 ALS |
| 6. 164.15-2-3 ALS | 20. 147.20-2-24.1 ALS |
| 7. 164.14-1-8.333 ALS | 21. 147.20-2-24.2 ALS |
| 8. 164.14-3-8 ALS | 22. 182.00-7-39 ALS |
| 9. 164.09-2-21 ALS | 23. 182.08-1-32 |
| 10. 148.17-1-5 ALS | 24. 210.00-1-13 ALS |
| 11. 164.10-5-4 ALS | 25. 181.07-2-4 |
| 12. 209.00-3-25 ALS | 26. 148.00-4-28.12 |
| 13. 181.00-8-1 ALS | 27. 181.12-2-4.11 |
| 14. 147.20-2-22 | 28. 181.12-2-4.12 |

Mark Hommel

Mark Hommel

Assessor

Acknowledged received from NYS Final Special Franchise Values/Assessments

BUILDING/Code Enforcement-Monthly report acknowledged.

TOWN OF HUNTER

OFFICE OF CODE ENFORCEMENT

P.O. BOX 70 TANNERSVILLE, N.Y. 12485

(518) 589 – 6150 Ext. 307

Building Department June 2021 Activity & Fees Report

Building Permits Issued - 4

Building Permit Renewals 0

Abstracts - 7

Sewer Inspections -0

Notice of Violation - 0

Sign Permit Renewal - 0

Demo Permits Issued -0

Complaints Received – 1-Smith trailers, called letter to follow.

Timber harvest Permits -0

Small Scale Mining -0

Fire/Property Maintenance Inspection -0

Collected Fees

Abstracts: \$ 275.00

Building Permits: \$ 2,175.00

Total Fees: 2,450.00

PLANNING- Monthly report acknowledged.

Minutes of The

Town of Hunter Planning Board Tuesday July 6th, 2021

Members

Marc Czermary-Chairperson
Nicole Benjamin-
Doug Senterman-Deputy Chair
Susan Friedmen
Charlie Knopp- Absent
Brain Welsh
Penny Spring
Carolyn Riggs
Susan Kukle
Douglas Sturm

Public

D.Elsom
L.Schultz
C.Arles
J.Wiltse
M.Nihan
A.Dunham
D.Angle
D.Wrighter

Public Hearings:

Schultz Minor subdivision- open public hearing at 6:35pm no comments closed on motion from S Freidman Second by P Spring 7-0

Deer Mountain Inn Site Plan Update open at 6:37 Closed at 6:38 with no one present to make comments on a motion from Doug Senterman & Brian Welsh 7-0

Schultz Minor Subdivision Public Hearing reopened at 6:39- Comments from D.Angle Regarding septic electric & road maintenance. Applicant confirmed that the new property does have the right to hook up to sewer, also confirmed in response from DEC. There is no road maintenance agreement present on the questioned road that is shared so this should be mitigated by road users. Closed public hearing at 6:48pm on a motion from sus & penny

OLD BUSINESS:

1 The Paths at Hunter Forest Major Subdivision; Elka Park. D. Elsom of Kaaterskill Engineers SEQR Unlisted Action approved at previous meeting, Subdivision review Discussed with D.Elsom regarding comments from DEP & DEC. Discussion with M.Bach regarding previously submitted letter. Reviewed plans for inclusion of changes from comments in previous meetings. On a motion by S.Friedmen 2nd by P.Spring approved major subdivision 7-0

2 Schultz Minor Subdivision; Haines Falls. L. Schultz presenting Rcv'd Application, SEAF, and subdivision map, Unlisted Action , received DEC and DEP response letters. L Schultz Confirmed accessibility to sewer line and that a road maintenance agreement never existed, and road ownership is separate property owner that is not present but all connected properties have right to right of way, Review SEQR part 2 and 3 and on a motion from S.Friedman 2nd by B.Welch made a negative

declaration on SEQR 7-0. Reviewed subdivision plan and approved on a motion by D Senterman 2nd By S Friedman 7-0

3 Deer Mountain Inn Site Plan Change: Tannersville J. Wiltse presenting Rcv'd Application, FEAF, site plan map, SWPP, Recieved Greene County 239 review, DEP Response received discussed that we are awaiting DEC & DOH review .Reviewed parking considerations

Mountain Brook Inn-Tannersville, T Seellhouse presenting plans discussed for possible explanation of 12 tiny homes with water & sewer these may be consider trailer so discussion was had about the possibility of getting permits from town board, lighting plans, extra parking & sign plan. Making sure emergency services have access

Alpine lodge site plan, Tannersville –G Hansen presenting possibility of 12 tiny home units on stilts with old alpine lodge be used as common space & office use discussed on whether these will be considered trailer or not. Discussion was had about the possibility of getting permits from town board, lighting plans parking & sign plans, making sure emergency services have access and safety considerations for lifted units.

Public be heard M Nihan and C Arleo comments about current happining's at Haines Falls Auto

Discussion held about tiny home projects that may be coming before the Planning Board that could trigger the Trailer Park Law.

M. Czermerys informs the Board that Nicole is doing a great job adding that she is a hard worker and eager to learn.

JUSTICE COURT-Monthly report – no electronic copy provided.

PRIVILEGE OF THE FLOOR

C. Arleo, J. Nihan, M. Nihan and E. Martocci question the Board about Haines Falls Auto. Specifically, why a Public Hearing was not held for the renewal of a Scrap Processor License for Haines Falls Auto and why neighboring landowners were not informed of the renewal. They add that the law states that a Public Hearing is mandatory.

Councilman Mahoney states it was the Board's understanding that R. France got NYSDOT approval and Site Plan approval, so they felt there was no reason to have a conditional two-year permit so therefore the Board approved a full two-year permit. He adds that if the Building Inspector had received a complaint or informed the Board of violations it would have been a different story.

Discussion on inspections and the labeling of vehicles for sale.

The Town Board states that they were never notified of Haines Falls Auto being out of compliance, adding that the Code Enforcement Officer is charged with making sure that someone complies. They state that the Public Hearing was probably an oversight.

C. Arleo asks the board if the license can be revoked.

Councilman Mahoney states that he will speak with the Code Enforcement Officer and ask him to do an inspection.

L. Gardner will investigate the matter and will inform the Town Board of his findings.

C. Arleo requests a copy of those findings.

Discussion on hazardous material storage and signage about runoff.

Board states that R. France is required to send samples in for testing and the Town would be notified if there were any failed results.

C. Arleo states that the application and related documents should have been filed with the Town Clerk by 4/1/21 adding that it does not appear that this occurred in April.

Town Board states they will get back to those who have asked questions of the board.

Stone Carving – K. VanHentenryck states he would like to hold the stone carving seminar beginning September 20th and asks if the impound lot fence will be gone as he cannot hold the class with the fence there.

Board states the fence can be adjusted to make the space work for the stone carving class.

FIRE PROTECTION DISTRICTS

Discussion on 3-year contracts (Hunter, Lanesville)

Town to confirm with the Village of Hunter if agreeable before they proceed.

Tabled for next meeting.

HB RAIL TRAIL

Councilman Kukle makes a MOTION to ratify the Supervisor's signature on agreement-temp easement. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2-

GREENE COUNTY SOIL AND WATER

The Board extends a heartfelt thank you to Michelle Yost for her past and future efforts helping the town and mountaintop.

Councilman Kukle makes a MOTION to present Michelle Yost with a plaque. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2-

Board states cost not to exceed \$200, and they will provide the wording to the Town Clerk.

Councilman Kukle offers RESOLUTION #5 of 2021 to adopt resolution waiving exclusion Streamside Acquisition/Riparian Buffer program. Seconded by Councilman Mahoney.

Ayes -3-

Noes -0-

Absent -2-

MORTGAGE TAX- Acknowledged receipt of \$90,901

CHARTER-Acknowledged. 1st quarter franchise \$12,933

ARPA FUNDS-Acknowledged application sent to receive funds

CWT – Acknowledged receipt of minutes for 5/17/21 & June 21, 2021, agenda

GRANTS- HCR Update for 7/31/21 deadline on 2 remaining recipients

TOWN HALL

Councilman Semenza makes a MOTION to rescind the STATE OF EMERGENCY effective 6/25/21. Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2-

INTERNET TECHNOLOGIES

Councilman Semenza makes a MOTION to authorize Office 365 full user license for new hire(s). Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2-

TOWN CLERK

Councilman Semenza makes a MOTION to authorize the purchase of a new computer for the Town Clerk's office not to exceed \$1300.00. Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2-

CORRESPONDENCE

CWC – Acknowledged receipt of adopted resolutions #4122-4135

MT TOP SUPERVISORS/MAYORS-minutes of 4/26/21

TOUR of THE CATSKILLS info received for Aug 14th

GREENE CTY -youth awards received.

AGRICULTURE & MARKETS Acknowledged satisfactory inspection of Shelter & DCO received.

EXECUTIVE SESSION

Councilman Semenza makes a MOTION to go into Executive Session to discuss the employment at 8:19 PM. Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2-

L. Hamrah-Poladian and C. Pascucci excused.

Councilman Semenza makes a MOTION to come out of Executive Session at 9:15 PM. Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2-

LEGALIZED MARIJUANA AND THE MUNICIPAL WORKPLACE

Councilman Semenza makes a MOTION to approve the cost of \$175.00 for this presentation/class. Seconded by Councilman Mahoney.

Ayes -3-

Noes -0-

Absent -2-

INTERVIEWS

Councilman Semenza makes a MOTION to call three applicants in for interviews for the Full Time Administrative Assistant to the Town Clerk and Secretary to the Supervisor position beginning at 6PM on 7/27/21 staggering the appointments 15 minutes apart. Seconded by Councilman Mahoney.

Ayes -3-

Noes -0-

Absent -2-

EMPLOYEE HANDBOOK

Councilman Semenza makes a MOTION to hold a handbook meeting on 7/27/21 at 7PM immediately following the interviews. Seconded by Councilman Mahoney.

Ayes -3-

Noes -0-

Absent -2-

NEW HIRE

Councilman Mahoney makes a MOTION to hire Helen Walsh as a Part Time Secretary to the Highway Department at \$17.25 per hour not to exceed 20 hours per week. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2-

RATE OF PAY CHANGE

Councilman Mahoney makes a MOTION to increase the hourly rate of pay for Susan Graham to \$20.00 per hour until such time she retires, not to exceed 10 hours per week. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2-

Councilman Semenza makes a MOTION to adjourn at 9:20 PM. Seconded by Councilman Mahoney.

Ayes -3-

Noes -0-

Absent -2-

Corina Pascucci, Town Clerk, RMC
Town of Hunter