

**MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE  
TOWN OF HUNTER HELD ON TUESDAY, AUGUST 10, 2021, AT 7:00 PM  
AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE,  
NEW YORK.**

Present:	Daryl Legg	Supervisor
	David Kukle	Councilman
	Raymond Legg	Councilman
	Sean Mahoney	Councilman
	Dolph Semenza	Councilman

	Corina Pascucci	Town Clerk
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Others Present:	Larry Gardner	Town Attorney
	Sgt. Robert Haines	Hunter Police Department
	Erika Bain	Hunter Area Ambulance
	Marc Czermerys	Planning Board Chairman
	Plus, all names on attached listing.	

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 #271 through #305 in the amount of \$51,496.30  
 General Fund (TOS) Voucher #1011 in the amount of \$492.37  
 Highway Fund (TW) Voucher #86 through #101 in the amount of \$16,423.31  
 Highway Fund (TOS) Voucher #1068 through #1076 in the amount of \$12,358.22  
 Landfill Closure Fund Voucher #40 through #45 in the amount of \$6,195.92

**PLAQUE PRESENTATION** – Keith Byrne – 30 years of service as a Town Councilman and Auto Mechanic. 1990-2019

**MINUTES**

Councilman Semenza makes a MOTION to approve regular meeting 7/13 & Special meeting 7/29. Seconded by Councilman Mahoney.

Ayes -5-                      Noes -0-

**AMBULANCE**- Monthly report acknowledged.

**HUNTER AREA AMBULANCE**

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

518-589-4045

**BOARD MEETING REPORT**

**42 Calls in July– 2021**

<b>Hunter Mountain –</b>	<b>Tannersville - 12</b>	<b>Catskill- 1</b>
<b>Haines Falls– 11</b>	<b>Hunter – 10</b>	<b>Windham- 2</b>
<b>Elka Park – 1</b>	<b>Lanesville- 3</b>	<b>Ashland- 1</b>
<b>Dr. Schneider’s – 1</b>		

<b>CMH – 11</b>	<b>CPR Death: No Transport-</b>	<b>Kingston – 7</b>
<b>Albany Med- 7</b>	<b>Unattended-</b>	<b>St Peters - 2</b>
<b>VA –</b>	<b>No Patient Found-</b>	<b>Canceled - 3</b>
<b>RMA – 8</b>	<b>Public Assist- 3</b>	<b>Stand By – 1</b>
<b>Helicopter –</b>		<b>ALS- 15</b>

<b>Erika – 15</b>	<b>Ariel- 8</b>	<b>Dean- 3</b>
<b>Barbara - 5</b>	<b>Aaron- 14</b>	
<b>Venessa- 6</b>	<b>Ciaran- 8</b>	
<b>Jim- 8</b>	<b>Allison-</b>	
<b>Melissa-</b>	<b>Michael- 4</b>	
<b>Scott- 13</b>		

**Mileage 84-1: 67,178**

**Mileage 84-2: 63,743**

Update on status of staff member – E. Bain states that two employees haven’t worked, one of which has resigned. The second has received many emails and a certified letter with no response. She adds that if there is no response by Thursday, she will have to terminate their employment.

Councilman Semenza makes a MOTION to re-appoint M. Cara as an EMT effective 8/3/21. Seconded by Councilman Mahoney.

Ayes -5-                      Noes -0-

Discussion on discrepancy in pay scales between the Town of Hunter and neighboring ambulance services. E. Bain is concerned about losing EMTs to higher paying agencies. She will have figures prepared for the 8/24/21 meeting.

**POLICE** -Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

July 2021

Calls for service:                      130

Arrests made:	4
Criminal charges levied:	3
Criminal complaints:	16
Non-criminal complaints:	84
Assists to other agencies:	20
Uniform traffic tickets:	23
Parking tickets:	75
Accidents investigated:	9
Report requests:	4 = \$40.00

Councilman Mahoney states there are over 500 short term rentals in the Town of Hunter. Sgt. Haines states the Police Department has not seen any issues with vandalism but there has been a significant number of noise and parking complaints related to short term rentals.

**ASSESSOR**-Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report

DATE: August 1, 2021

- There were 58 Parcel Transfers this month. 27 were Arm's length (ALS), Sales listed below.
  - 0 Parcels Combinations.
  - 0 Parcel Subdivision.
  - 2 Lot Line Adjustments.
  - 4 Grid Changes.
  - 5 Parcel Revisions.
  - Update photos are being taken at this time.
  - Information for the new STAR requirements is available in my office.
1. 164.15-2-17
  2. 164.16-1-6.2 ALS
  3. 164.14-6-8
  4. 164.14-1-8.410
  5. 164.14-3-5 ALS
  6. 164.14-3-10 ALS
  7. 164.05-2-6 ALS
  8. 164.05-2-13 ALS
  9. 165.20-1-5 ALS
  10. 165.20-1-7 ALS
  11. 182.05-3-8 ALS
  12. 166.18-2-14 ALS
  13. 166.18-2-15 ALS

14. 166.17-1-10 ALS
15. 166.18-2-10.2 ALS
16. 182.06-1-18
17. 165.20-2-1 ALS
18. 206.03-3-8
19. 206.03-3-9
20. 166.00-2-15
21. 166.00-2-25
22. 166.00-2-26
23. 164.00-3-11 ALS
24. 166.00-3-9.1
25. 166.00-3-9.2
26. 167.00-1-5
27. 167.00-1-9
28. 164.65-3-4 ALS
29. 181.07-3-4 ALS
30. 166.20-1-26.1
31. 180.00-2-20.2
32. 181.00-4-12 ALS
33. 181.07-3-1 ALS
34. 217.00-1-11.11
35. 217.00-1-11.12
36. 163.12-1-4
37. 165.00-1-13
38. 180.00-1-1
39. 180.00-1-2
40. 180.00-1-10
41. 936.89-1-2.1
42. 164.65-3-8 ALS
43. 164.65-3-7 ALS
44. 196.00-5-32 ALS
45. 164.00-3-14.2 ALS
46. 164.00-3-38 ALS
47. 181.07-2-1
48. 164.73-7-1
49. 182.00-4-13 ALS
50. 210.00-1-15 ALS
51. 181.12-4-3
52. 181.12-4-4
53. 181.12-4-5
54. 166.17-7-17 ALS
55. 164.65-2-1 ALS
56. 164.73-5-6
57. 165.00-2-12

58. 181.00-5-1

**GRIEVANCE**/Board of Assessment Review

Acknowledged receipt of SCAR Petition from Aventine Properties LLC- to be discussed in Executive Session

**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 JULY 2021 ACTIVITY & FEES REPORT**

Building Permits Issued – 5

Abstracts- 9

Complaints- 2- 23 Laurel House Rd & Logging in Elka Park

Demo Permit- 1

**COLLECTED FEES**

ABSTRACTS- \$225.00

BUILDING PERMIT: \$1231.00

DEMOLITION PERMIT: \$100.00

TOTAL FEES: \$ 1556.00

**HAINES FALLS AUTO**

M. Czermerys states some minor issues were found during inspection. The number of tires was a concern, and some vehicles were parked where they should not be. Also, the car marking/labeling must be done. He adds that the vehicles for resale are marked. It was found that the outflow pipe that was brought up at a previous meeting is not coming from the junkyard property, it routes water around the junkyard from another parcel. Discussion on hours of operation being M-Sat, 8am-6pm.

C. Arleo states that the business does operate outside of those hours. She would like there to be a record each time this occurs.

The Board suggests that she document each time or record it if necessary and send it to the Code Enf. Officer.

Discussion on large vehicles, turnarounds, and the showcase area.

M. Czermerys states that the loader moving vehicles across the road is a NYSDOT and Police issue.

**PLANNING**-Monthly report acknowledged.

**Town of Hunter Planning Board  
Monthly Meeting Report  
August 2021**

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*Tuesday, August 3<sup>rd</sup>, 2021. Regular meeting at 7:00PM*

M. Czermerys –Chairperson

D. Senterman- Deputy Chairperson

S. Friedman

C. Knopp  
B. Welch  
C. Riggs  
S. Kukle

*Summarized.*

**MEETING: Called to order at 7:02PM.**

**MEMBER ROLL: present**

Minutes of the June 1 and July 6, 2021, meetings were approved 7-0 on a motion from C. Knopp and seconded by D. Senterman

## **OLD BUSINESS:**

**1) Cortina Mountain Estates Major Subdivision Conditional Approval Extension;** Haines Falls. T. Baker presenting

- Ackn rcv'd letter from Attorney Gottlieb of White, Osterman, Hannah requesting 90-day extension

T. Baker discussed current work being done to meet conditions of approval including updated well testing.

**90 Day extension to expire 11/4/2021 APPROVED on a motion from C Knopp, seconded by S Freidman 7-0.**

**2)Deer Mountain Site Plan Change;** Tannersville. D. Rider and A Grishin

### **SEQR – TYPE I action**

-Rcv'd DEP, DEC, DOH response letters

-Rcv'd Greene County 239 Review

- Review of draft FEAF & complete Part 2 / 3

Review of all SEQR documents and reports. Board reviews and completes part 2 & 3 of Full EAF.

**Determination of Non-Significance. NEGATIVE DECLARATION approved on a motion from D Senterman seconded by C Knopp 7-0**

Reviewed site plan looking for clarification on lighting, ADA pathways from parking.

## **NEW BUSINESS:**

**1) Colandrea Self Storage Sketch Plan;** Haines Falls. A. Rossignol presenting Unlisted Action SEQR

- Ackn rcv'd sketch Site Plan, application, SEAF, LOA.

-Declared to file for lead agency on a motion from S. Friedman seconded by C Knopp 7-0

- Set a Public Hearing for 9/7/2021 at 6:30PM on a motion from M. Czermerys seconded by C. Knopp 7-0

## **Public be heard:**

**C. Arleo** asked about Alpine Inn Sale falling through, also asked about M. Czermerys participation in inspection of Haines Falls Auto on 8/2/2021. M. Czermerys stated that he was there solely as a source of information for the CEO and any results of the inspection would need to come from that office.

*~The next Planning Board Meeting Tuesday September 7<sup>th</sup>, 2021 at 6:30PM ~*

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

## **FIRE PROTECTION DISTRICTS**

Acknowledged receipt of fully executed contract Fire District #3  
Discussion on meeting with fire companies and town board.  
Meeting with Fire Departments scheduled for August 31, 2021, at 6:00 PM on the second floor of the Tannersville Rescue Squad building.

### **HB RAIL TRAIL**

Acknowledged receipt of response from Orvet Family LLC re: Streamside Acquisition support

### **NYC DEP**

Councilman Kukle makes a MOTION to authorize the Supervisor to sign on permit eff. 8/4/21 historical marker Re: Camp JENED. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

Acknowledged receipt of stream management notice.

### **CONTRACTS**

Councilman Semenza makes a MOTION to authorize contract for Mountain Top Historical Society annual \$1,500. Seconded by Councilman Mahoney.

Ayes -5-                      Noes -0-

### **GRANTS**

Councilman Kukle makes a MOTION for Supervisor to sign contract w/ Creighton Manning for Rail Trail Bridge over Clove Creek. Seconded by Councilman Mahoney.

Ayes -5-                      Noes -0-

**RESIGNATION** – Acknowledged receipt of resignation from S. Alexander- Ambulance

### **TOWN HALL**

Councilman Mahoney makes a MOTION to correct title to read Part Time Clerk instead of Administrative Assistant for Helen Walsh. Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

Discussion on Digitization of Records. Councilman Mahoney states that there are historical records deteriorating in the vault which is not a climate-controlled environment. The Board would like a listing of what types of documents would need to be digitized. C. Pascucci feels that the first step should be destroying documents that have met their archival retention period and then survey what should be digitized. She will investigate shredding companies and document management companies.

Councilman Semenza makes a MOTION Probationary Period for Jayne Bogus & Helen Walsh shall be six months.

Discuss regarding Building. /Code Enf. Position shall occur in Executive Session.

**TAX COLLECTOR- Acknowledged receipt of 2021 report.**

### **LIQUOR LICENSE**

Councilman Kukle makes a MOTION to authorize a 30-day waiver Lost Boys Hospitality LLC aka Washington Irving Inn. Seconded by Councilman Mahoney.

Ayes -5- Noes -0-

**PRIVILEGE OF THE FLOOR**

A. Buczek states she wrote a letter to Councilman Mahoney about a short-term rental situation on Mountain Brook Road. She adds that the residence is rented out every weekend with partying and loud music until 3AM. She has filed noise complaints and has contacted the owner of the residence who tells her to call the police. She asks the board what they can do to regulate this business.

E. Reale suggests that she contact Air BnB directly as they are working with VRBO to remove “party houses” from their listings.

A. Buczek states she has done this multiple times for years and nothing has happened.

Supervisor Legg states the Town Board is actively n pursuit of a law to regulate these activities.

**CORRESPONDENCE**

Acknowledged received from Greene County requirements for children’s camps

Acknowledged receipt of Central Hudson-Electric Emergency Plan

Acknowledged receipt of CWC resolution #'s 4153-4167, 4169, 4171-4174, 4178

**EXECUTIVE SESSION**

Supervisor Legg makes a MOTION to go into Executive Session at 8:12 PM to discuss employment. Seconded by Councilman Legg.

Ayes -5- Noes -0-

C. Pascucci excused.

Supervisor Legg makes a MOTION to come out of Executive Session at 8:58 PM. Seconded by Councilman Mahoney.

Ayes -0- Noes -0-

**PUBLIC HEARING**

Councilman Mahoney makes a MOTION to unadvertised the Public Hearing on proposed Local Law #2 of 2021 Subdivision Regulations scheduled for 8/24/21 at 6:15 PM. Seconded by Supervisor Legg.

Ayes -5- Noes -0-

**BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER**

Councilman Mahoney makes a MOTION to repost the job description for the position of Building Inspector/ Code Enforcement Officer. Seconded by Councilman Legg.

Ayes -5- Noes -0-

\*Town Clerk note \* contacted the Supervisor who verified this should be reposted on the Town’s website and in the newspaper with resumes due by 9/14/21.

**HANDBOOK MEETING**



Councilman Mahoney makes a MOTION to hold a Handbook meeting on 8/24/21. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Legg makes a MOTION to adjourn at 9:02 PM. Seconded by Councilman Mahoney.

Ayes -5-

Noes -0-

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter