

MINUTES OF PUBLIC HEARINGS AND SPECIAL MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON MONDAY, DECEMBER 13, 2021, BEGINNING AT 6:00 PM HELD AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Dolph Semenza	Councilman
	David Kukle	Councilman
	Sean Mahoney	Councilman
	Corina Pascucci	Town Clerk

Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Marc Czermerys	Planning Board Chairman
	Sgt. Robert Haines	Hunter Police Department
	Leigh McGunnigle	Trustee – Village of Tannersville
	Ernest Reale	Councilman Elect
	Plus, all names on attached listing.	

Absent:	Daryl Legg	Supervisor
	Raymond Legg	Councilman

6:00 PM – Public Hearing Proposed Local Law #4 of 2021 – Subdivision Fees

Councilman Semenza makes a MOTION to open the Public Hearing at 6:08 PM. Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2- (Legg, Legg)

No public comment.

Councilman Mahoney makes a MOTION to close the Public Hearing at 6:15 PM. Seconded by Councilman Kukle.

Ayes -3- Noes -0- Absent -2- (Legg, Legg)

6:15 PM – Public Hearing Proposed Local Law #3 of 2021 – to opt out of allowing cannabis retail dispensaries and on-site consumption sites.

Councilman Semenza states the town's option of opting out allows the board to decide what and where in the Town of Hunter these sites can be. He adds that if the board does nothing it would be regulated by the State and the Cannabis Control Board has not yet come out with regulations so the Town wouldn't know what they were opting in to at this point. He states that by opting out, the Town of Hunter can opt back in at a later date.

E. Reale asks what the process is for opting back in?

Councilman Mahoney states that the Board has not yet received the guidance on that but would be automatically in if nothing was done by the end of the year. He adds that a Local Law opting out allows the Town to opt back in later.

R. Rubey asks how the State laws will be working if someone wanted to open a business.

Councilman Mahoney states that the Board doesn't know yet how the State will be regulating Cannabis.

Councilman Semenza states that the Town Board would work to decide where such a business should be located and any special regulations. He adds that the Town Board only has Site Plan Review Law as a tool right now and that may not be appropriate for such a special use business.

Councilman Kukle states that the essence is to pause, purely speculation at this point as it is a moving target with the State still writing regulations and opting out doesn't take you out forever.

C. Riggs reads a statement (see attachment)

Discussion from public on passing a moratorium instead of opting out.

Councilman Mahoney states that commerce is meant to happen the villages and the villages have not yet made a determination. He adds that the Town has no zoning so if the Town opts in and twenty businesses come before the Planning Board, the Town would have very little regulatory power to stop it. He states that the Villages have zoning.

Marc C. interprets the guidance to states that the Town can't pass a moratorium.

Councilman Mahoney states that the Board is not saying that they are against this, they will take regulatory steps provided until the required mechanisms are provided to move forward.

C. Riggs thanks the Board for their thoughtfulness however she disagrees with them.

Councilman Mahoney makes a MOTION to close the Public Hearing at 6:44 PM. Seconded by Councilman Kukle.

Ayes -3- Noes -0- Absent -2- (Legg, Legg)

Councilman Semenza makes a MOTION to open the Special Meeting at 6:45 PM with the Pledge of Allegiance to the Flag. Seconded by Councilman Mahoney.

Ayes -3- Noes -0- Absent -2- (Legg, Legg)

LOCAL LAWS

Councilman Mahoney makes a MOTON to adopt Local Law #4 of 2021 – Subdivision Fees Law. Seconded by Councilman Kukle.

Ayes -3- Noes -0- Absent -2- (Legg, Legg)

Councilman Mahoney offers RESOLUTION #9 of 2021.

WHEREAS, the Town Board of the Town of Hunter held a Public Hearing on December 13, 2021, on Local Law #4 of 2021, Subdivision Fees, and

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of Hunter has adopted the following fee schedule.

Lot Line adjustment: \$100.00 application fee

Minor subdivision*: \$100.00 application fee plus \$50 per lot

Major subdivision*: \$300.00 application fee
Final Approval \$200 and \$50.00 per lot

Site Plan*:

from 0-10,000 sq ft	\$250.00
from 10,001-20,000 sq ft	\$500.00
from 20,001-50,000 sq ft	\$1,000.00
above 50,000 sq ft	\$2,000.00

Amendments to Approved Site Plan*: \$100.00 app fee

The FEE for amendments / changes to an approved site plan will apply for a timeframe of 2 years after approval.

**The applicant must pay a \$75 administrative fee.*

Administrative fee includes: public hearing notices, public hearing notification letters to neighbors, and initial SEQR coordinated review mailing costs.

The applicant will be responsible for additional costs associated with coordinated reviews and sending application information and maps to agencies should it exceed the administrative fee.

Applicants will also be required to cover the costs of any outside professional services (attorney, engineer) if required for the project review.

Seconded by Councilman Semenza.

Ayes -3- Noes -0- Absent -2- (Legg, Legg)

Councilman Mahoney makes a MOTION to pass Local Law #3 of 2021 – Opt out of allowing cannabis retail dispensaries and on-site consumption sites. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2- (Legg, Legg)

Councilman Mahoney makes a MOTION to adjourn at 6:51 PM. Seconded by Councilman Semenza.

Ayes -3-

Noes -0-

Absent -2- (Legg, Legg)

Corina Pascucci, Town Clerk, RMC

Town of Hunter