

**MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF  
HUNTER HELD ON TUESDAY, NOVEMBER 9, 2021, AT 7:00 PM AT THE TOWN HALL  
LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.**

<b>Present:</b>	<b>Daryl Legg David Kukle Raymond Legg Sean Mahoney Dolph Semenza</b>	<b>Supervisor Councilman Councilman Councilman Councilman</b>
	<b>Corina Pascucci</b>	<b>Town Clerk</b>
<b>Others Present:</b>	<b>Lara Hamrah-Poladian Marc Czermerys Robert Cologero Erika Bain John Farrell Sgt Robert Haines Larry Gardner Ernest Reale</b>	<b>Secretary to the Supervisor Planning Board Chairman Code Enforcement Officer Ambulance Administrator Superintendent of Highways Hunter Police Department Town Attorney Councilman Elect</b>

**Plus, all names on attached listing.**

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

**ABSTRACT** – The following vouchers were audited and approved for payment by the Town Board:  
General Fund (TW) Voucher #386 through #436 in the amount of \$129,734.40  
General Fund (TOS) Voucher #1015 through #1018 in the amount of \$9,593.17  
Highway Fund (TW) Voucher #134 through #145 in the amount of \$31,288.67  
Highway Fund (TOS) Voucher #1099 through #1112 in the amount of \$74,978.77  
Landfill Closure Fund Voucher #64 through #70 in the amount of \$10,670.32

**MINUTES**

Councilman Kukle makes a MOTION to approve regular meeting., public hearing and budget workshop of 10/12/21 and budget workshop & Executive session of 10/26/21. 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**

**47 Calls in October– 2021**

Hunter Mountain – 2	Tannersville - 22	Catskill- 1
Haines Falls– 3	Hunter – 9	Windham-3
Elka Park – 5	Lanesville- 2	Ashland-
Dr. Schneider’s –		

CMH – 13	CPR Death: No Transport-	Kingston – 10
Albany Med- 6	Unattended-	St Peters -
VA –	No Patient Found-	Canceled - 4
RMA – 10	Public Assist- 1	Stand By – 2
Helicopter – 1		ALS- 14
Erika – 17	Melissa-	Dean- 2
Barbara - 5	Aaron- 13	
Venessa- 8	Ciaran- 10	
Jim- 10	Allison- 2	
Ariel- 6	Michael- 9	
Scott- 14		
Mileage 84-1: 67,994		Mileage 84-2: 69,613

EMS Council and EMS Paramedic Board – E. Bain recommends a seat be filled by someone from the Town of Hunter as the current representative no longer resides in the Town of Hunter. Councilman Semenza states that he will sit on this board on a trial basis, appointment to be made in January.

E. Bain states heat is needed in the bathroom. Councilman Legg states that the electrician has been delayed and is working on this.

**POLICE** -Monthly report acknowledged.  
Town of Hunter Police Department

## Monthly Report October 2021

Calls for service:	118
Arrests made:	6
Criminal charges levied:	6
Criminal complaints:	11
Non-criminal complaints:	69
Assists to other agencies:	17
Uniform traffic tickets:	19
Parking tickets:	107
Accidents investigated:	10
Report requests:	0

Police Community Interaction mtg. set date – Board will set a date for January at their Year End meeting.

**ASSESSOR** - Monthly report acknowledged.  
MEMO TO: Supervisor and Town Board

FROM: The Assessor’s Office

SUBJECT: Monthly Report

DATE: November 1, 2021

- There were 24 Parcel Transfers this month. 17 were Arm’s length (ALS), Sales listed below.

- 2 Parcels Combinations.
- 0 Subdivisions.
- 1 Lot Line Adjustments.
- 14 Grid Changes.
- 11 Parcel Revisions.
- Data Collection for the 2022 Assessment Roll is in progress currently.
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

1. 182.05-4-32
2. 164.09-5-9 ALS
3. 164.14-1-5.313
4. 163.08-1-25
5. 164.09-2-11 ALS
6. 164.09-5-12 ALS
7. 164.05-7-21
8. 148.18-2-9
9. 148.18-2-10
10. 167.18-1-31 ALS
11. 166.00-5-28
12. 166.00-5-29
13. 164.09-9-14 ALS
14. 166.00-3-22 ALS
15. 180.00-2-2 ALS
16. 180.00-2-63 ALS
17. 207.00-3-9 ALS
18. 181.11-1-4 ALS
19. 166.17-5-1
20. 182.00-1-11 ALS
21. 181.07-3-2 ALS
22. 182.00-2-8
23. 196.00-5-5.112
24. 181.07-3-10

**BUILDING/CODE ENFORCEMENT**- Monthly report acknowledged. (No electronic copy provided)

**CERTIFICATE OF OCCUPANCY FEES**

Supervisor Legg offers RESOLUTION #7 authorizing an increase in the fee for abstract certificate of occupancy search.

**RESOLUTION # 7 OF 2021 OF THE TOWN OF HUNTER AUTHORIZING AN INCREASE IN THE FEE FOR ABSTRACT CERTIFICATE OF OCCUPANCY SEARCH**

WHEREAS, the Town of Hunter has authorized by Resolution to increase the fee charged for an Abstract – Certificate of Occupancy Search.

THEREFORE, BE IT RESOLVED the Building Department will supply Abstracts - Building Department searches at a fee of \$75.00 per search by tax map parcel.

Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**HAINES FALLS AUTO**

Councilman Mahoney makes a MOTION to approve Scrap Processor License with a begin date retroactive to the original date of the two-year license. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

Supervisor Legg states that the Town Board will be hiring an engineer for inspections, adding that the Town will pay for the initial inspection and then the inspections will be paid for by Rory France. He states that the first inspection has an estimated cost of \$3500 which is for set up and the inspection. The following inspections will be less at a rate of \$165 per hour. The fees charges will be included in the Scrap Processor Renewal fee.

Supervisor Legg makes a MOTION to hire Praetorius and Conrad PC. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**PLANNING** - Monthly report acknowledged.

Town Of Hunter Planning Board  
Monthly Meeting report

November 3<sup>rd</sup> , 2021

Board Member Present

- Marc Czermerys Chairperson
- Nicole Benjamin Planning board secretary
- Penny Springs
- Susan Kukle
- Charlie Knopp
- Carolyn Riggs
- Doug Senterman

Absent Members

- Susan Freidmen
- Brian Walsh

Public Present

- Dave Baker
- Taylor Baker

Christian Denniston  
Travis Shelhort  
Dave Rider  
Mark Landsman

Public hearing or Hunter Pantry Open @ 6:37PM

No Comments

Public Hearing Closed @ 6:39PM on a motion from Penny Spring seconded by Charlie Knopp 6-0  
Approve October Meeting Minutes 6-0 on a motion from P.Spring seconded by C.Riggs

Cortinia Vally Major Subdivision Conditional Approval

Acknowledge received request from attorney C Gottleib for a 90 day extension. Received updates from T and D Baker on quality testing on wells which have been completed and all reports are coming back a good.

90 day extension was approved through February 1<sup>st</sup>,2022 6-0 on a motion from D.Stenterman seconded by C.Knopp

Hunter pantry Site Plan review

M Landsman presenting. Continues to work with DOH on Ag and Markets to determine requirements around water and licensing. Working with engineer to determine current capacity for septic.

Hotel Moutian Brook

Unlisted Action under SEQR. Acknowledge received initial site plan map, application and FEAF.

Reviewed Site Plan, requested plan to include all proposed phases of project, lighting plan, narrative on parking, review with Tannersville Fire for emergency access.

C.Knopp made a motion for declaring lead agency with a second from D.Senterman approved 6-0

Public Be heard N/A

Meeting Closed @ 8:03PM on a motion from D.Senterman seconded by C.Knopp approved 6-0  
Nicole Benjamin

L. Gardner states that a Public Hearing would be needed on a draft subdivision law. M. Czermerys will bring a revised fee schedule to the next meeting.

**PUBLIC HEARING** – Supervisor Legg makes a MOTION to hold a Public Hearing to amend the subdivision law to provide for the setting of fees by Town Board resolution on 12/14/21 at 6:00 PM. Seconded by Councilman Mahoney.

Ayes -5-

Noes -0-

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

**LANDFILL**

Toxicity ID/Reduction Eval Action Plan received from Rennia Engineering.

**COLUMBIA GREENE HUMANE SOCIETY**

Councilman Semenza makes a MOTION to authorize supervisor to sign 2022 contract. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

**MRTA**

Discussion Opting out of Marijuana Regulation & Taxation Act. Local law must be adopted by 12/31/21 and is subject to permissive referendum.

**PUBLIC HEARING**

Councilman Kukle makes a MOTION to hold a Public Hearing for draft Local Law relating to opting out of marijuana sales and lounge use on 12/14/21 at 6:15 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Acknowledged received from AOT: Town Officials Guide to Cannabis

**HUNTER BRANCH RAIL TRAIL**

Councilman Legg makes a MOTION to set special mtg: Hunter Branch RT Truss bridge bid opening 11/23 @11:15am. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Acknowledged received HRBT Notice to Bidders

**GREENE COUNTY**

Acknowledged receipt of Resolution No. 261-21Equalization Rates

**GREENE COUNTY SOIL WATER** -Nolan Property

Supervisor Legg makes a MOTION to not take title of the Nolan property and allow the City of New York to take title of it. Seconded by Councilman Mahoney.

Ayes -5-

Noes -0-

**PRESENTATION** -Trolley application Ryan Chadwick

R. Chadwick states that he would like to purchase two trolleys and run them as a private transportation company. He asks the board to sign a letter of support and adds that he will need assistance from the town with parking areas.

Councilman Mahoney makes a MOTION to authorize the Supervisor to sign a letter of support for Ryan Chadwick's trolley application. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

**2022 BUDGET – LOCAL LAW**

Councilman Semenza makes a MOTION to pass Local Law Number 2 of the year 2021- Tax Cap Override Law. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Local Law Number 2 of the year 2021

Town of Hunter, County of Greene

A Local Law to override the tax levy limit established in General Municipal Law 3-c

Be it enacted by the Town Board of the Town of Hunter, as follows:

Section 1. Legislative Intent

It is the intent of this Local Law to override the limit on the amount of real property taxes that may be levied by the Town of Hunter, pursuant to General Municipal Law § 3-c, and to allow the Town of Hunter to adopt a budget for the fiscal year 2022 that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law § 3-c.

## Section 2. Authority

This Local Law is adopted pursuant to subdivision 5 of General Municipal Law § 3-c, which expressly authorizes the Town Board to override the tax cap by the adoption of a Local Law approved by vote of sixty percent (60%) of the Town Board.

## Section 3. Tax Levy Limit Override

The Town Board of the Town of Hunter, County of Greene, is hereby authorized to adopt a budget for the fiscal year 2022, that requires a real property tax levy in excess of the amount otherwise proscribed in General Municipal Law, §3-c.

## Section 4. Severability.

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

## Section 5. Effective date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

Discuss date of adoption- L. Hamrah -Poladian informs the board the budget must be adopted by 11/20/21. The board shall review the changes made at the 11/16/21 meeting.

### **GRANTS -CDBG**

Councilman Legg makes a MOTION to authorize supervisor to sign Certification of Annual Performance Report and Dolph to sign Section 3 report. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

### **TOWN HALL**

Councilman Semenza makes a MOTION to authorize expenses related to PERMA Conference 10/28 & 10/29. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Councilman Semenza makes a MOTION December meeting will be held on 12/28/21. Seconded by Councilman Legg.

Ayes -5- Noes -0-

November Workshop Meeting is 11/16/21 at 6:00 PM

Clarification on the Bereavement Policy to be discussed at next handbook meeting.

### **HEALTH INSURANCE**

Health insurance, contributions, and retirement to be discussed in executive session.

### **BOOKKEEPING**

Councilman Semenza makes a MOTION to auth annual software support contract-Williamson Lawbook. Seconded by Councilman Legg.

Ayes -5- Noes -0-

### **CORRESPONDENCE**

Acknowledged receipt of AOT notice of Annual Business Meeting 2/20-23/2022, Discuss choosing a delegate by 2/2022

Acknowledged receipt of packet for Newly Elected Officials (distributed to S. Mahoney and E. Reale)

### **BUDGET TRANSFERS AND MODIFICATIONS** effective 7/31/21

Supervisor Legg makes a MOTION to transfer \$5.15. from A1220.4 to A1460.4 to cover records management expense and to transfer \$412.50 from A1355.41 Assessment Litigation to Attorney A1420.4 to cover Grants & Lyons Solar related expense. Seconded by Councilman Mahoney.

Ayes -5- Noes -0-

### **HIGHWAY**

Supervisor Legg makes a MOTION to authorize the purchase of a 4-wheel drive, 1 Ton GMC with flatbed and V plow not to exceed \$55,000. Fund to come from 2021 budget. Seconded by Councilman Legg.

Ayes -5- Noes -0-

### **EXECUTIVE SESSION**

Supervisor Legg makes a MOTION to go into Executive Session at 8:15 PM to discuss employment and to confer with counsel. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

Supervisor Legg makes a MOTION to come out of Executive Session at 9:03 PM. Seconded by Councilman Mahoney.

Ayes -5- Noes -0-

Councilman Mahoney makes a MOTION to authorize the Supervisor to sign a buyout memo. Seconded by Councilman Semenza.

Ayes -5- Noes -0-



Supervisor Legg makes a MOTION to adjourn at 9:03 PM. Seconded by Councilman Mahoney.  
Ayes -5-                      Noes -0-

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter