

**DRAFT MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF  
THE TOWN OF HUNTER HELD AT 7:00 PM ON TUESDAY, JULY 26, 2022,  
AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW  
YORK.**

Present:	Sean Mahoney	Supervisor
	David Kukle	Councilman
	Raymond Legg	Councilman
	Ernest Reale	Councilman
	Dolph Semenza	Councilman
	Lara Hamrah-Poladian	Secretary to the Supervisor
Others Present:	Erika Bain	Ambulance Administrator
	Sgt. Robert Haines	Hunter Police Department
	Marc Czermerys	Planning Board Chairman
Absent:	Corina Pascucci	Town Clerk

Supervisor Mahoney calls the meeting to order at 7:00 PM with the Pledge of Allegiance to the Flag.

**MINUTES**

Councilman Semenza makes a MOTION to approve regular meetings of 6/14, workshops 6/28 & 7/12/22. Seconded by Councilman Legg.

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**

53 Calls in July- 2022

Hunter Mountain –

Haines Falls– 11

Elka Park – 3

Dr. Schneider’s –

Tannersville - 14

Hunter – 18

Lanesville- 2

Catskill- 3

Windham- 1

Ashland- 1

CMH – 7

CPR Death: No Transport-

Kingston – 18

Albany Med- 4  
VA –  
RMA – 8  
Helicopter –

Unattended-  
No Patient Found- 3  
Public Assist- 2

St Peters - 1  
Canceled - 9  
Stand By – 1  
ALS- 12

Erika- 19  
Venessa- 9  
Scott- 12  
Ciaran- 18  
Jim- 6  
Ariel- 11  
Mileage 84-1:

Aaron- 10  
Brooke- 7  
Gary- 14  
Jesse- 6

Mileage 84-2:

E. Bain states that the overtime hours should be reduced soon due to staffing. She adds they are working on quotes for new ambulances.

Ambulance dispatch MOA discussion – Town Attorney J. Kovacs to write something up.

**POLICE**-Monthly report acknowledged.

Town of Hunter Police Department

## Monthly Report

June 2022

Calls for service:	142
Arrests made:	3
Criminal charges levied:	4
Criminal complaints:	10
Non-criminal complaints:	91
Assists to other agencies:	17
Uniform traffic tickets:	10
Parking tickets:	111
Accidents investigated:	9
Report requests:	4= \$40.00

Sgt. Haines states there have been many bear complaint calls. He believes NYSDEC has gone door to door in the problem areas to educate people about the bears.

He adds he has submitted a grant to PERMA for vests and if approved they would be close to 100% covered.

**ASSESSOR** -Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report

DATE: July 18,2022

- There were 42 Parcel Transfers this month. 20 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 2 two Lot Subdivisions.

- 9 Lot Line Adjustments.
- 11 Grid Changes.
- 0 Parcel Revisions.
- The Final Assessment roll was file on July 1, 2022
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

- |                                    |                     |
|------------------------------------|---------------------|
| 1. 181.02-5-41 ALS                 | 36. 164.10-2-5 ALS  |
| 2. 182.09-1-18                     | 37. 164.09-2-30 ALS |
| 3. 165.20-1-11.111 ALS             | 38. 164.14-1-8.238  |
| 4. 165.20-1-11.111 2 <sup>nd</sup> | 39. 164.14-1-8.319  |
| 5. 164.15-2-6.1 ALS                | 40. 164.14-1-8.212  |
| 6. 164.58-5-4 ALS                  | 41. 181.07-2-11 ALS |
| 7. 163.08-1-28 ALS                 | 42. 182.00-2-27.2   |
| 8. 164.15-5-1.207 ALS              |                     |
| 9. 164.15-5-1.109 ALS              |                     |
| 10. 206.00-3-22 ALS                |                     |
| 11. 165.00-2-10.12                 |                     |
| 12. 182.08-1-36.1                  |                     |
| 13. 164.73-10-5                    |                     |
| 14. 206.00-3-12.2                  |                     |
| 15. 181.16-2-8                     |                     |
| 16. 181.07-2-9.1                   |                     |
| 17. 181.07-2-8                     |                     |
| 18. 167.00-2-33 ALS                |                     |
| 19. 216.01-6-4 Als                 |                     |
| 20. 206.03-3-12 ALS                |                     |
| 21. 164.00-3-14.1                  |                     |
| 22. 167.00-2-40 ALS                |                     |
| 23. 182.00-1-22 ALS                |                     |
| 24. 164.72-1-6 ALS                 |                     |
| 25. 150.00-3-13.12 ALS             |                     |
| 26. 164.09-7-5 ALS                 |                     |
| 27. 196.00-5-25 ALS                |                     |
| 28. 166.17-5-5                     |                     |
| 29. 206.03-1-4 ALS                 |                     |
| 30. 166.18-1-48 ALS                |                     |
| 31. 182.05-4-11                    |                     |
| 32. 181.08-1-28 ALS                |                     |
| 33. 166.18-1-3 ALS                 |                     |
| 34. 164.06-2-2.1                   |                     |
| 35. 164.06-2-2.2                   |                     |

**BUILDING/Code Enforcement**-Monthly report acknowledged.

Here are my totals for the month of July

7 Building Permits \$5113

4 Municipal Searches \$300

1 C of O

2 C of C

4 Violations

1 appearance ticket

Endless inspections

Total for the month \$ 5413

S. Pellizzari suggest to the board that they do site visits to unsafe structures re: possible condemnation. Town Board members to do so over the next month and report back.

Discussion on business operations and the need to go through Site Plan Review. The Town Board is taking action to get the business in front of the Planning Board.

R. Chadwick states he is adding more garbage cans at Fawn's Leap and by the bridge. He adds that 14 bags of trash were removed after this past weekend and there has been no residential trash in any of the cans.

Supervisor Mahoney states he has had a conversation about the trolley with NYSDEC.

Supervisor Mahoney makes a MOTION to hold a special meeting of the Town Board and invite NYSDOT, NYSP, GCSD, Sgt. Haines, Ranger Dawson and NYSDEC to discuss current status and issues in the clove, date to be determined.

Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

Councilman Semenza notes that the Town received a subsidy from Greene County when the town ran the trolley.

Supervisor Mahoney suggests inviting Greene County to the special meeting as well. He will also invite Legislator Daryl Legg.

He adds that the town appreciates everything that R. Chadwick is doing with the trolley service.

**SIGN PERMIT**

Councilman Semenza makes a MOTION to approve application received from R. Chadwick for Kaaterskill Trolley Co.. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

**PLANNING** -Monthly report acknowledged.

**Town Of Hunter Planning Board**  
**Monthly Meeting report**

July 7<sup>th</sup> ,2022

### **Board Member Present**

-Marc Czermerys

-Susan Kukle

-Susan Friedman at 6:41PM

-Penny Springs

-Charlie Knopp

-Nicole Benjamin

### **Absent Member**

-Carolyn Riggs

-Doug Senterman

### **Public Present**

Kerry Molly

Robert Scott

Charles

David Kukle

Darren Elsom

R. San Fillipo

Margret Nihan

Christine Arleo

Elde Martin

3 ladies in the back unsure of names?

**Public Hearing Open @ 6:37pm RM Property's No public Comments Closed at 6:40Pm on a motion from C.Knopp seconded by P.Springs approved 4-0**

Regular Meeting opened @ 6:41Pm

Approval Of June 5<sup>th</sup> Meeting Minutes on a motion from P. Spring and seconded by C. Knopp 5-0

## **Old Business**

RM Property R. San Fillipo Here to update the planning board on their current project Parcel # 187.07-3-10. M.Czermerys requested maps properly document utility and driveway easement conveyed to back property to allow passage through front property for next month's meeting along with asking the applicant to contact the village of Tannersville to get all info needed for water & sewer hook-up.

## **New Business**

**Hotel Lillian** D.Elsom here to talk about site plan sketch review on The new owner would like to develop a piece of property that currently isn't developed to use for parking.

A motion was made for Planning Board to be lead agency by S.Friedmen, seconded by C.Knopp 5-0

A motion was made to have a public hearing at our next monthly meeting August 2<sup>nd</sup>,2022 @ 6:30Pm by S.Friedmen and seconded by P.Springs 5-0

Question were asked about signage and how many room are in the hotel along with how many car would fit in the new parking lot as well what type of light they would use to light the way for the new parking lot D.Elsom said hed get back to us.

## **Ramble On Inn Site plan Sketch Review Parcel #167.00-5-16**

K.Molly Here to talk about her ideas for use of the property in the future Planning board request that she get a Surveying crew to come out and get a map draw up of the existing property plus what she'd like to add.

## **Public Be heard**

Comments & Concerns about Haines Falls Auto use of the Reen property by C Arleo, E Martin, and M Nihan. Discussed that it had been determined that using the house for storage was not part of the approved site plan and M Czermerys would email the business owner to have them submit and amended site plan for review. They also questioned why license was renewed if applicant was out of site plan compliance, M Czermerys responded that that was a question for the Town Board as they were the ones to approve the renewal. M Czermerys reminded the group of the conversation from the previous Town Board meeting that the planning board can only work with property owners to bring them into compliance, they cannot not enforce nor are they the ones to renew licenses.

## **Meeting Closed @ 8:23pm on a motion from S Kukle and seconded by C Knopp 5-0**

M. Czermerys states Peter Kelly is interested in becoming an alternate member of the Planning Board.

Councilman Kukle makes a MOTION to appoint Peter Kelly as an alternate member of the Planning Board. Seconded by Supervisor Mahoney.

Ayes -5-

Noes -0-

Councilman Kukle makes a MOTION to acknowledge receipt of resignation from Max Oppen as an alternate member of the Planning Board. Seconded by Supervisor Mahoney.

Ayes -5-

Noes -0-

Discussion on imposing fines for not following the Town 's Site Plan process.

**JUSTICE COURT**-Monthly report acknowledged (no electronic copy provided) Court is now in session the second, third and fourth Wednesday of each month.

### **PRIVILEGE OF THE FLOOR**

Rabbi Abraham Golderberg lives in Fallsburg, NY He is responsible for doing the Eruv which is a technical boundary that allows Jewish people to be in public areas on Shabbat. He references the jewish properties in Tannersville with the string around the property for the past 50-100 years. He adds that the Eruv makes a circle around town to unify the whole town. The non-shabbat observers need to be included, Jewish law says they are supposed to give them \$1.00 to rent the rights for shabbat. So instead of him knocking on all doors, the Town Supervisor, representing all of the non-shabbat observers can be paid \$1.00 on behalf of all of the shabbat observers to rent the rights of all of the non shabbat observers that they can all be included in the unity.

Councilman Semenza states that the area he is speaking about is in the Village of Tannersville, so he has to go before the Village Board.

Councilman Reale states that for the safety of the Rabbi's son, flaggers must be certified and trained.

Rebecca Fitting states she bought the old Curran's building in the Village of Tannersville. Supervisor Mahoney states that she should attend a Village meeting and a Hunter Foundation meeting.

She adds that her long-term plan is to turn the ground floor plan back into commercial, two spaces with one being bar/restaurant and the other being retail.

Robert ? introduces himself to the board, he purchased a house in Hunter and realizes he too is in the wrong meeting and will attend a Village of Hunter meeting.

### **RESOLUTION**

Supervisor Mahoney offers RESOLUTION #2 of 2022 Requesting the DEC and Catskill Center Provide More Off-Street Parking Areas.

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## RESOLUTION OF THE TOWN BOARD

# TOWN OF Hunter

*Resolution Requesting the DEC and Catskill Center Provide More Off-Street Parking Areas*

Date: July 26, 2022

WHEREAS, the Town of Hunter has received many complaints from Town of Hunter residents about individuals illegally parking their motor vehicles on the sides of the Town's roads and highways; and

WHEREAS, said illegal parking has the potential to prevent access for emergency vehicles, makes it difficult or treacherous for the normal flow of traffic, and has made pedestrian traffic overly difficult and challenging; and

WHEREAS, the illegal parking that has generated the most complaints by Town residents stems from visitors to the Town's many hiking and nature trails, most notably on Platte Clove Road; and

WHEREAS, there exists two (2) off-street parking areas on Platte Clove Road, which are owned and operated by the New York State Department of Environmental Conservation and the Catskill Center, respectively; and

WHEREAS, expansion of these parking lots and/or creation of new off-street parking lots by one or more of these organizations would help alleviate the illegal parking that frequently takes place on Platte Clove Road; now, therefore be it

RESOLVED, the Hunter Town Board requests the New York State Department of Environmental Conservation and the Catskill Center take any and all action necessary to expand or create new off-street parking lots on Platte Clove Road; and be it further

RESOLVED, that a copy of this resolution shall be sent to the New York State Department of Environmental Conservation, Region 4 Office, 1130 North Westcott Road, Schenectady, NY 12306-2014, the Catskill Center, 43355 Route 28, Arkville, NY 12406, Senator Michelle Hinchey, and Assemblyman Christopher Tague.

Seconded by Councilman Kukle.



Ayes -5-

Noes -0-

Councilman Kukle states that the Catskill Center doesn't really have property to expand upon, NYS does.

**NYSDEC** – Acknowledged receipt of Notice of Violations: Hunter Highlands wastewater treatment plant

**CHARTER COMM** – Acknowledged receipt of franchise fees for 1<sup>st</sup> quarter 2022 \$13,737.61

**ARPA FUNDS**

Acknowledged receipt of notice from GREENE COUNTY awarding \$100k to towns  
Acknowledged received from NYS Division of Budget of balance payment \$83,999.74 due to town.

Supervisor Mahoney makes a MOTION to apply to Greene County with the intent of using the \$100,000 available to the towns for use with town assessment revaluation. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

**GREENE COUNTY SOIL WATER**

Acknowledged receipt of SWSMP-2020-21 fully executed agreement

**HBRT**

Acknowledged receipt of agreement (Town & contractor) for the pedestrian bridge

**ATLANTIC TESTING LABORATORIES**

Councilman Kukle makes a MOTION to authorize signature on proposal/agreement. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

**CYCLING EVENT**

Acknowledged receipt of information and course map for Tour of the Catskills

**NYC DEP LAND ACQUISITION**

Acknowledged receipt of information from Catskill Ctr for SAP Project #9257

**GRANTS**

Acknowledged receipt of SMIP grant for the HBRT.

Acknowledged receipt of HBRT \$1000.00 grant from BOGC

**TOWN OF WINDHAM**

Acknowledged receipt of request for letter of support for NYS DOS Smart Growth Planning Grant.

Councilman Legg makes a MOTION to authorize Supervisor to write a letter of support for NYS DOS Smart Growth Planning Grant. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

**TOWN HALL**

Supervisor Mahoney makes a MOTION to correct rate of pay for Saleema Poladian to the NYS min. wage \$13.20/retroactive to 1<sup>st</sup> day worked. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**RESIGNATIONS**

Councilman Kukle makes a MOTION to accept resignation from Henry Frick-Police. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

Town Board to send a thank you letter for his service to the community.

Councilman Semenza makes a MOTION to accept the resignation from Erika Bain (as Administrator) effective 12/31/22. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

She is staying on as a full time EMT/Driver.

Supervisor Mahoney suggests at the next meeting to meet with V. Richards.

The Board thanks Erika for her commitment to the community, she is a huge part of the ambulance corp and has been an amazing administrator.

**CORRESPONDENCE**

Thank you letter from Haines Falls Fire District for snow removal at landing zone  
Acknowledged receipt of letter from NY Towns regarding Air BNB regulations

**TRANSFERS AND BUDGET MODIFICATIONS**

Councilman Semenza makes a MOTION effective 2/28/21 to Dbt A201 by \$1,200,000.00. and CR A200 by the same to transfer tax revenue from checking to MM savings acct. Seconded by Supervisor Mahoney.

Ayes -5-                      Noes -0-

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session at 8:48 PM. to consult with counsel. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:21 PM. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

**NEW HIRE – Ambulance**

Supervisor Mahoney makes a MOTION to hire Thomas Todd as a part time Ambulance Driver at the current driver rate. Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

**INTERVIEWS – CLEANER POSITION**

Councilman Semenza makes a MOTION to interview Sarah Boyce, Pia Brunner, C. Brock, and Jeffrey Galin for the cleaner position. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 9:23 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter