

MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JUNE 28, 2022, AT 6:00 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Sean Mahoney Raymond Legg Ernest Reale Dolph Semenza	Supervisor Councilman Councilman Councilman
	Corina Pascucci	Town Clerk
Others Present:	Sgt. Robert Haines (arriv. 6:45) Jason Kovacs, Esq, Marc Czermerys Sarah Pellizzari Plus, all names on attached listing.	Hunter Police Department Town Attorney Planning Board Chairman Code Enforcement Officer
Absent:	David Kukle	Councilman

Supervisor Mahoney calls the meeting to order at 6:02 PM with the Pledge of Allegiance.

**SOLAR – CLEAN ENERGY COMMUNITIES**

Tara – Full Time Sustainability Coordinator for the Capital District Regional Planning Commission gives an overview of grants and funding available to municipalities for clean energy.

She states that the Town of Hunter has completed two or three of the four actions required to obtain a \$5,000 grant. She informs the Town that they are eligible to apply for a free charging station, this grant closes on 9/30/22. She is available to the Town for support with these grant opportunities.

S. Pellizzari informs the board that the Unified Solar Permit Application needs to be placed on the Town’s website.

Supervisor Mahoney makes a MOTION for the Town Board to work with Capital District Regional Planning Commission to guide the town on Clean Energy Certification and grant efforts. Seconded by Councilman Semenza.

Ayes -4-                      Noes -0-                      Absent -1- (Kukle)

**JUNK YARD APPLICATION** - Haines Falls Auto

Supervisor Mahoney states that as per the inspection completed by Praetorius & Conrad there were no violations reported.

Councilman Semenza makes a MOTION to renew the Junkyard License for Haines Falls Auto based on the inspection report received from Praetorius & Conrad. Seconded by Councilman Legg.

Discussion:

C. Arleo questions the 10-foot strip around the facility for fire break and would like clarification on the difference between a fire lane and a fire break. Also, she asks about tire storage outside of the junkyard stating that only the premises listed on the license can be used.

Supervisor Mahoney states that the tires are still under the limit of 1,000 and asks the Planning Board for clarification on the indoor storage of tires.

M. Czermerys states the tires stored on in the Reen house are tires for sale, not junk.

C. Arleo asks what the Reen house can be used for, what is has been approved for.

M. Czermerys states the Planning Board is in the process of researching that. He adds that any Site Plan questions should be directed to the Planning Board and any violation questions should be directed to the Code Enforcement Officer.

Supervisor Mahoney states that the tire placement is not an issue noted in the report and adds that the report shows no violations at this time.

J. Nihan speaks about insurance requirements and who ensures that the requirements have been met.

Vote:

Ayes -4-

Noes -0-

Absent -1- (Kukle)

### **SHORT TERM RENTALS**

Supervisor Mahoney states that numerous complaints have been received throughout the town. Cynthia Chorzepa speaks about a short-term rental located at 224 Pine Lane in Hunter. She reads an ad for the uses this property is marketed for which cater to large groups of people and corporate events. She and her husband have had to call the police many times for noise, parking, fireworks being launched from the middle of the lake and various other complaints. Discussion on the requirement for a fireworks permit and the disturbance not only of the neighbors but of the geese habitat located on the reservoir.

S. Pellizzari states she visited the site on Thursday and sent the owners a certified letter stating they are in violation of the Town of Hunter Site Plan law based on their advertisement. She adds that they have thirty days to comply and if they do not comply, she can issue an appearance ticket.

Supervisor Mahoney thanks everyone for their input. He adds that the Town of Hunter is not looking to put any short-term rentals out of business adding that the town has many responsible short term rental hosts. He wants to see an even standard applied to any type of dwelling.

Items for discussion:

- Bear proof garbage containers
- Proper display of 911 house number- visible from road
- No off street parking
- Trash removal
- Snow removal
- Sufficient parking on site
- Property Manager within 30 minutes of location
- Insurance requirements
- Fire and Safety Inspections
- Permit fees
- Length of stay

- Transient definition
- Change of use permit
- Notification to neighboring landowners when a permit is issued
- Ability to revoke permit for multiple violations
- Non-transferable license to a new owner

S. Pellizzari states something is a commercial use if you are earning income off your home. Councilman Reale disagrees.

Councilman Semenza states that the Town and two Villages should petition Greene County to impose a bed tax.

C. Chorzepa asks if she must listen to amplified music in the middle of the day or any time prior to 10PM?

Sgt. Haines states he has spoken with the District Attorney's office about fireworks. He adds that a noise must be attributed to one person for it to be prosecutorial. It is his view that the noise ordinance is not enforceable.

Supervisor Mahoney states the board will have to rewrite the noise ordinance.

Attorney Kovacs states this is difficult to prosecute, the town could pull the permit and the owner(s) would then be entitled to a hearing with the Town Board.

Sgt. Haines references a No Parking on Town Roads town law from 1986 that he copied to the Town Board.

Discussion to continue at the next workshop meeting.

## **PARKING**

### **EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session to consult with counsel at 8:44 PM. Seconded by Councilman Semenza.

Ayes -4-                      Noes -0-                      Absent -1- (Kukle)

C. Pascucci excused.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:29 PM. Seconded by Councilman Legg.

Ayes -4-                      Noes -0-                      Absent -1- (Kukle)

Supervisor Mahoney makes a MOTION to adjourn at 9:29 PM. Seconded by Councilman Semenza.

Ayes -4-                      Noes -0-                      Absent -1- (Kukle)

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter