

MINUTES OF PUBLIC HEARING, WORKSHOP MEETING AND BUDGET MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER, HELD ON TUESDAY, NOVEMBER 8, 2022, AT 5:45 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

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

Others

Present: Lara Hamrah-Poladian(arriv.7:15pm) Secretary to the Supervisor/Budget Officer
John Farrell Superintendent of Highways
Marc Czermerys Planning Board Chairman
Sgt. Robert Haines Hunter Police Department
Sarah Pellizzari(Zoom) Code Enforcement Officer
Zoom attendees: Samantha White(Granicus), Karen Jordan
Plus, all names on attached listing.

Absent: Raymond Legg Councilman

AUDIT – The following vouchers were audited and approved for payment:

General Fund (TW) Voucher #409 through #454 in the amount of \$171,600.82
General Fund (TOS) Voucher #1027 through #1030 in the amount of \$6,021.20
Highway Fund (TW) Voucher #129 through #141 in the amount of \$61,824.82
Highway Fund (TOS) Voucher #1108 through #1115 in the amount of \$119,269.28
Landfill Closure Fund Voucher #76 through #80 in the amount of \$4,969.49

5:45pm Public Hearing: Hotel Mountain Brook Variance request

Supervisor Mahoney makes a MOTION to open the Public Hearing at 5:45 PM. Seconded by Councilman Semenza.

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

B. Bates (HTCSD Board Member) asks for a summary of the project.

Owner Sandra explains this is the property behind the house with 5 – 7 proposed tiny homes to add to the hotel adding that the units have no kitchens.

Councilman Kukle states that the homes are on chassis which triggers the Town of Hunter Mobile Home Park Law.

P. Tracy questions any extra lighting stating that she already has lights from the property shining into her home. She also asks about village water.

Supervisor Mahoney states that the Town Board has a limited scope, many of the questions being asked are Planning Board issues.

M. Czermerys states the Planning Board will be holding a second Public Hearing.

C. Tracy asks if granting this variance would allow anyone to put these tiny homes in their back yards.

Supervisor Mahoney states this particular parcel is commercial adding that these were different because they are on a chassis, he doesn't see this opening up a can of worms as nobody can live in these proposed tiny homes therefore it can never be a trailer park.

G. Agopian(via Zoom) asks if campers could end up on this site.

Supervisor Mahoney states that RVs are not part of this and not permitted adding that is not what the applicants have applied for.

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

Ayes -4-

Noes -0-

Absent -1- (Legg)

6:00pm Workshop Agenda

The petitioner the Hotel Mountain Brook is requesting an Exception and Variance from the TOWN OF HUNTER Local Law No. 10 of 2016 THE TOWN OF HUNTER MOBILE HOME PARK AND TRAILER CAMP LAW

The petitioner is requesting Exception and Variances from the Town Board of Hunter for the allowed use of pre- built tiny homes. These ~~to~~ will be modified and shall only be used as 1 room, auxiliary transient Hotel rooms, Petitioner is requesting that the tiny homes be allowed to remain on their wheeled chassis at this location Tax Map # 166.17-4-7 with a max #7,

Supervisor Mahoney makes a MOTION

The motion to allow the use of pre- built tiny homes that are to be modified and only used for use as 1 room, auxiliary transient Hotel rooms, The Petitioner is requesting relief allowing units to remain on their wheeled chassis, relief from the density and setback clauses at this location Tax Map # 166.17-4-7 with a max #7, to be only used as part of the entire property footprint of Tax Map # 166.17-4-7

If at some future date a sub division is sought and approved, All Tiny houses will become subject to all the rules of TOWN OF HUNTER Local Law No. 10 of 2016 THE TOWN OF HUNTER MOBILE HOME PARK AND TRAILER CAMP LAW. There will be no assumed Grandfathering if the petitioner moves forward with this current installation.

Any apparatus giving the ability to prepare or reheat meals will be removed from the Tiny Home buildings. All electrical breakers that supported such apparatuses for food heating and preparation apparatus will be removed and outlets and electrical leads will be terminated in accordance with NYS Fire and Electrical Code.

No guest may occupy any of these modified tiny homes for more than two weeks out of any 30-day period.

Any violation of this variance will cause the immediate suspension of any violating units CO for 30 days.

Repetitive violations of these Exceptions and Variance, will trigger the review of the variance in its entirety with the possible revocation in its entirety, Triggering the removal of all modified tiny homes on chassis' s from the property. This motion is conditional to Town Attorney review and approval, penalties to be discussed later.

Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Legg)

SHORT TERM RENTALS (Granicus zoom presentation by Samantha White)

S. White gives an overview of the Granicus program for Short Term Rentals and details regarding identifying the properties, compliance, tracking and enforcement. She states that usually withing 6-12 months there is full compliance. She adds that Granicus has Consultant Planner Services to aid the Town with their Short-Term Rental Law or Ordinance. Board discussion on having a draft law by the next meeting.
S. White states there is a 6–12-week implementation period.

BID OPENING – 2023 or newer AEV Ford High Roof Transit Type 2 Ambulance AWD, Twin Turbo Gas Engine Back Up Camera with Mirror Monitor.

1. Specialty Vehicles – Total bid price delivered (unless chassis pricing or GCP rebate dictate otherwise) \$135,563.00

Councilman Semenza makes a MOTION to move forward with the purchase of a new ambulance dealing with Specialty Vehicle at the price of \$135,563.00 Total bid price delivered (unless chassis pricing or GCP rebate dictate otherwise) Seconded by Councilman Kukle.

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

Lara to follow up with E. Bain to find out if she got a trade in price for the one ambulance, we currently own.

PILOT

Resolution to retain Mazzotta and Vagianellis PC re: PILOT with RUPCO

Councilman Semenza offers RESOLUTION #6 of 2022. Supervisor Mahoney to find out the rate.

Resolution of the Town Board #6 of 2022

TOWN OF Hunter

Resolution Authorizing *Mazzotta & Vagianelis, P.C.* to Represent the Town of Hunter in Connection with its Approval and Documentation of a PILOT Agreement for the Cold Spring Park Project

Date: November 8, 2022

The Town Board of the Town of Hunter, duly convened in regular session, does hereby resolve as follows:

Section 1. The Town Board of the Town of Hunter hereby authorizes the law firm of Mazzotta & Vagianelis, P.C., to represent the Town of Hunter in the negotiation, approval, and documentation of a PILOT agreement pursuant to Article XI of the Private Housing Finance Law for the Cold Spring Park project.

Section 2. For its services hereunder, the law firm of Mazzotta & Vagianelis, P.C. shall be compensated at the rate of between \$175 to \$400 per hour, and shall also be reimbursed for any costs and disbursements incurred on behalf of the Town of Hunter in connection with said action. Any requests for payments pursuant to this Resolution shall be set forth in a signed, itemized voucher to be submitted to the Town Board of the Town of Hunter for its review, audit and approval. The Supervisor of the Town of Hunter is hereby authorized to sign a retainer agreement to this effect.

Section 3. The Supervisor of the Town of Hunter and the law firm of Mazzotta & Vagianelis, P.C. are hereby empowered to negotiate a PILOT agreement pursuant to Article XI

of the Private Housing Finance Law on behalf of the Town of Hunter. Said PILOT agreement shall be subject to the approval of the Town of Hunter Town Board.

Section 4. This resolution shall take effect immediately.
Seconded by Councilman Reale.

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

7:30pm 2023 BUDGET WORKSHOP

POLICE

Councilman Reale makes a MOTION to hire Amy Weiland, as Recruit Officer eff. 11/8/22 @ \$16.77(field train rop) & upon completion, Part Time Officer @ \$20.96 Probationary term: 1 year. Seconded by Councilman Semenza.

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

Sgt. Haines states the rate of pay would go up the same as the other part time officers' rates will on 1/1/23.

AMBULANCE

Supervisor Mahoney makes a MOTION to hire Marie McCusker EMT (previously mentioned 10/25) at the current rate of pay with a six-month probationary term, pending interview/effective 11/11/22. Seconded by Councilman Semenza.

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

UNSAFE BUILDINGS

Supervisor Mahoney offers RESOLUTION #7 of 2022 RE: 2066 rte 214 Secure and or demolish unsafe structure; assess all expenses to tax bill.

RESOLUTION OF THE TOWN BOARD #7 of 2022

TOWN OF Hunter

Resolution Ordering Securing of Structure Owned by John Zaharatos, Jr. & Dimitria Ann Zaharatos

Date: November 8, 2022

WHEREAS, that the building inspector of the Town of Hunter, Greene County, (the "Town"), has filed a written report with the Town Board of the Town of Hunter pursuant to the Hunter Town Code regarding a structure situate on premises reputedly owned by John Zaharatos, Jr. & Dimitria Ann Zaharatos at 2066 Route 214, Lanesville, New York 12450 in said Town, deeming the same to be unsafe to the public in that the structure has a roof that is collapsed or missing due to a fire that took place to the structure in 2016, such that the doors and windows should be secured against unauthorized entry until such time as the structure can be rebuilt or demolished; and

WHEREAS, the Town Board of the Town of Hunter, after considering said report, and pursuant to the provisions of said Code, by resolution duly adopted at its August 23, 2022 meeting, scheduled a public hearing on September 13, 2022 at 6:00 p.m. at the Town Hall, 5742 State Route 23A, Tannersville, NY 12485, to determine whether said structure is unsafe and dangerous and if so to order that the debris be removed from the premises and the doors

and windows secured against unauthorized entry until said time as the structure can be rebuilt or demolished; and

WHEREAS, notice of said public hearing was filed in the Greene County Clerk's Office, and was served on the property owners at their domicile in Brooklyn, New York, and was posted at the property itself; and

WHEREAS, said public hearing was duly held September 13, 2022, at 6:00 p.m. at the Town Hall, 5742 State Route 23A, Tannersville, NY 12485 and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said report,

NOW THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Hunter after due deliberation, hereby: (a) determines that said structure is unsafe and dangerous and unfit for the purposes for which it may lawfully be used, as the structure has a roof that is collapsed or missing due to a fire that took place to the structure in 2016; and (b) hereby orders that the doors and windows be secured against unauthorized entry until such time as the structure can be rebuilt and made fit for residential occupancy or demolished; and be it further

RESOLVED, that in the event of any neglect or refusal to comply with the order of said Town Board, the Town Board shall provide for the doors and windows to be secured against unauthorized entry until such time as the structure can be rebuilt and made fit for residential occupancy or demolished, and to assess all expenses thereof including legal expenses against the land on which it is located; and be it further

RESOLVED, that the Town Board of the Town of Hunter hereby authorizes Jason J. Kovacs, Esq., Town Attorney, to commence a civil action in New York State Supreme Court on behalf of the Town of Hunter and to appear as the attorney for the Town of Hunter, as Plaintiff, against John Zaharatos, Jr. and Dimitria Ann Zaharatos as Defendants. In said civil action, the Town of Hunter as the Plaintiff, shall, among other things, ask the Court: (a) for permission to dismantle and remove the structure at 2066 Route 214, Lanesville, New York 12450 on the grounds that it is unsafe, a threat to public safety and health, and uninhabitable, and being in violation of the Town of Hunter Town Code and the New York State Property Maintenance Code; (b) to direct that the Defendants comply with the Town Code; and (c) to permanently prohibit all other persons from using the subject premises in violation of the Town Code; (d) to enjoin and restrain the Defendants from creating and maintaining a public nuisance; and (e) to grant the Plaintiff, Town of Hunter, such other and further relief as to the Court may seem just and proper, together with the costs and disbursements of the action, and for an order allowing all costs, expenses, legal fees, and costs to dismantle the premises on the tax bill for said property; and be it further

RESOLVED, that this resolution shall take effect immediately.

Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Legg)

ADOPTION OF BUDGET

J. Farrell states that some of his employees are contributing 10% towards their health insurance.

Discussion on Highway rates of pay.

Supervisor Mahoney states the Highway employees are getting a 3% raise in January on top of the mid-year raises they received in 2022.

Discussion on additional \$1.00 per hour for Auto Mechanic- no motion made.

J. Farrell states the Highway Department could use another Laborer and adds that he will be staying on as a Part Time employee.

Supervisor Mahoney makes a MOTION to adopt the 2023 Budget. Seconded by Councilman Semenza.

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

Lara recognizes John Farrell for his knowledge and fiscal care and concern. She thanks him for taking his department to heart and adds that he knows his numbers.

Town Board mirrors these sentiments.

Supervisor Mahoney makes a MOTION to adjourn at 8:04 PM. Seconded by Councilman Semenza.

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

Corina Pascucci, Town Clerk, RMC
Town of Hunter