

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, SEPTEMBER 27, 2022, AT 7 PM AT THE TOWN HALL LOCATED IN TANNERSVILLE, NEW YORK.

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

Others Present:	Lara Hamrah-Poladian(arriv. 7:20)	Secretary to Supervisor
	Jason Kovacs	Town Attorney
	John Farrell	Supt. of Highways
	Sgt. Robert Haines	Hunter Police Dept.
	Erika Bain	Hunter Area Ambulance
	Sarah Pellizzari	Code Enf. Officer
	Marc Czermerys	Planning Board Chairman
	Plus, all names on attached listing.	

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

MINUTES

Councilman Kukle makes a MOTION to approve regular meeting minutes 8/23/22 & Workshop Meetings of 8/9 and 9/13/22. 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

49 Calls in August– 2022

Hunter Mountain – 1
Haines Falls– 10
Elka Park – 2
Dr. Schneider’s – 1

Tannersville - 12
Hunter – 12
Lanesville- 2

Catskill- 7
Windham-
Ashland-
Cairo- 2

CMH – 4
Albany Med- 5
VA –

CPR Death: No Transport-
Unattended-
No Patient Found- 6

Kingston – 11
St Peters - 5
Canceled - 8

**RMA – 3
Helicopter – 3**

Public Assist- 2

**Stand By – 2
ALS- 18**

**Erika- 12
Venessa- 16
Scott- 17
Ciaran- 15
Jim- 7
Ariel- 11**

**Aaron- 6
Brooke- 3
Gary- 7
Jesse- 4
Thomas- 6**

Mileage 84-1:

Mileage 84-2:

Acknowledged receipt of executed Inter-Municipal Agreement for Emergency Services
Acknowledged receipt of notice above agreement effective 9/16/22 @3pm with 911 from county
911 admin.

Discussion ambulance purchase. Town Board members prefer to keep one ambulance and
purchase one new one as they feel it saves the taxpayers money in the short term.

E. Bain states she would prefer to not purchase another Mercedes because repairs are done in
Latham and if a Ford is purchased repairs can be done in Catskill.

Supervisor Mahoney makes a MOTION to acknowledge notice of termination for Jesse Kohler
effective 9/22/22. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

E. Bain states the ambulance service is hiring EMTs and Drivers as they are short staffed.

POLICE

Monthly report acknowledged.

**Town of Hunter Police Department
Monthly Report
August 2022**

Calls for service:	153
Arrests made:	6
Criminal charges levied:	5
Criminal complaints:	9
Non-criminal complaints:	100
Assists to other agencies:	27
Uniform traffic tickets:	42
Parking tickets:	65
Accidents investigated:	6
Report requests:	3 = \$21.75

Pay Rate Change

Supervisor Mahoney makes a MOTION correction of \$10.80 for Russ McCabe to be \$53,476.80.
Seconded by Councilman Legg.

Ayes -5- Noes -0-

Sgt. Haines states the federal grant has been confirmed and the order has been placed for vests. Also, the three cars have had internet installed, waiting on software to be installed.

ASSESSOR

Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report

DATE: September 8, 2022

- There were 37 Parcel Transfers this month. 23 were Arm's length (ALS), Sales listed below.
 - 0 Parcels Combinations.
 - 0 Subdivisions.
 - 0 Lot Line Adjustments.
 - 5 Grid Changes.
 - 0 Parcel Revisions.
 - Data collection for the 2023 Assessment Roll has been started.
 - Update photos are being taken at this time.
 - Information for the new STAR requirements is available in my office.
1. 164.73-9-6 ALS
 2. 209.00-3-2 ALS
 3. 197.00-4-13
 4. 180.00-2-10
 5. 181.00-2-5.2
 6. 182.00-3-13 ALS
 7. 217.00-1-31 1st
 8. 217.00-1-32 1st
 9. 217.00-1-31 2nd
 10. 217.00-1-32 2nd
 11. 209.00-2-26
 12. 164.73-5-5 ALS
 13. 167.00-5-16
 14. 164.73-15-8 ALS
 15. 181.12-2-3 ALS
 16. 206.03-3-1 ALS
 17. 147.20-2-7
 18. 181.11-1-6 ALS
 19. 181.08-2-10 ALS
 20. 166.17-3-10 ALS

21. 182.05-1-54 ALS
22. 166.17-1-14 ALS
23. 182.05-3-7 ALS
24. 166.17-3-18 ALS
25. 166.17-3-19 ALS
26. 163.08-1-17 ALS
27. 164.14-1-8.303
28. 164.05-8-22

Acknowledged receipt of information advising on Revaluation Services; Town Attorney reviewing draft of RFP.

BUILDING/Code Enforcement

Monthly report acknowledged.

Acknowledged receipt of notices sent to owners of 2 unsafe structures & a business on Farrell Rd operating in violation of Site Plan Review Law (LL #11of 2016).

PLANNING

Monthly report acknowledged.

Town of Hunter Planning Board
Monthly Meeting Report
September 6, 2022

DRAFT

Board Members Present

Marc Czermerys
Penny Spring
Carolyn Riggs
Doug Senterman
Charlie Knopp
Susan Kukle
Jayne Bogus

Absent Members

Susan Friedman

Zoom

Sarah Pellizzari
Ryan Chadwick

Public Present

Preston Woolheater
Lucinda Woolheater
Ariel Woolheater
PB Woolheater
Jim Nihan
Margaret Nihan
Sharon Snow
Robert Scott
Patricia Brooks
Richard Brooks
Christine Arleo
David Kukle
Ron San Fillipo

Jeff Prince
Kerry Molloy
Alexander Smith
Darrin Elsom
Elda Martucci

Woolheater Minor Subdivision #216.00-2-11, Unlisted action under SEQR

Public Hearing at 6:30 pm Preston Woolheater

Richard Brooks to present.

Planning Board cannot assume lead agency due to paperwork from DEC not replying yet.

No Public coment

Marc Czermerys will motion to close the public hearing at 6:37

2nd- Carolyn Riggs. 7-0

Fred’s Coffee & Donuts Site Plan Review #181.00-4-9, Unlisted action under SEQR

Public Hearing at 6:38 pm Ryan Chadwick

Ryan Chadwick is on zoom.

Patricia Brooks to present.

Comments from the public.

James Miskowski is representing Keith and Grace Johansen.

He wanted to know if Ryan Chadwick was planning on putting any other buildings on this property and the answer from Mr. Chadwick is no he is not.

Sharon Snow wanted to know about the exit and entrance of the drive though. Enter 23A and exit on Bloomer Rd.

Sharon Snow wanted to know if there was any request to lower the speed limit, Marc Czermerys states that it has to be a request from the Town of Hunter Board, and he has asked them to consider making the request

Marc Czermerys made a motion to close public hearing and

2nd- Doug Senterman 7-0

Doug Sentermen motion to approve the minutes from the August 2nd , 2022 meeting. 2nd Penny Spring.

Regular Meeting Opened at 6:50 pm.

OLD BUSINESS

Shultz Minor Subdivision Review parcel #166.19-3-7

Elsom will be presenting.

DEC letter states that there is no septic attached to the main home.

No need for a Public Hearing.

Board will not be reopening a SEQR.

**RM Property Development Minor Subdivision Review parcel
#187.07-3-10**

Ron San Fillipo presenting.

On a motion from Doug Senterman, seconded by Penny Spring the Board made a negative determination if significance for SEQR. review. 7-0

Woolheater Minor Subdivision parcel #216.00-2-11

Richard Brooks presenting.

Board did a SEQR. review of subdivision part 1 and 2.

No comments or concerns about the subdivision.

D Senterman made motion for a negative SEQR declaration.

2nd S Kukul. 7-0

D Senterman made a motion to approve the subdivision

2nd P Spring 7-0

Fred's Coffee & Donuts Site Plan Review parcel #181.00-4-9

Patricia Brooks presenting.

Discussion about updated issues from last meeting about traffic, lighting, exit, entrance, signage, sewage and parking.

No SPDES permit needed.

Board did a SEQR. review part 1 and 2.

Doug motion for a negative declaration

2nd Charles Knopp 7-0

K Molloy Event Space Site Plan Review Parcel #167.00-5-16

Kerry Molloy presenting

Asking for permission to get a site plan.

Kerry Molloy would like a pump out tank underground.

Needs a building permit for this tank from building dept.

Marc Czermerys says a site plan is needed for structures

on the property and recommends tents for this event

coming up in the fall.

NEW BUISNESS

**Mountain Trails Inn, LLC Parcel #180.00-2-20.2 Hunter
Action**

Unlisted

Jeff Prince presenting

Marc Czermerys has an existing site plan from old property

Discussed what services will be offered on the property beyond lodging

Mr Prince would like to be opened by November.

Marc Czermerys need to know lighting and parking plans.

Richards Brooks will be working on the new site plan.
Marc Czermerys motion to be lead agency. 2nd Doug
Senterman. 7-0

**Rubinger Lot Line Adjustment # #167.00-3-27 & 28 Unlisted
Action**

Mark Rubinger presenting
Owns both properties.
Lot line adjustment for selling purpose.
C Riggs made motion to make a lot line adjustment
2nd P Spring 7-0

**Haines Falls Auto Site Plan Amendment #183.05-1-9
Haines Falls Unlisted Action**

Rory France presenting
He is requesting site plan amendment using the building
next to his existing business Haines Falls Auto for storage.
Coordinated review with DEP, DEC and Greene County
will be done.
Marc Czermerys motion to be lead agency. 2nd Doug
Senterman 7-0
Marc Czermerys motion submit a 239 review. 2nd Doug
Senterman 7-0
Board would like a narrative from Mr France of what he is
intending to use the building for so that information can be
sent out for the agencies to review
Doug Senterman motion for a Public Hearing on Oct 4th, 2022. 2nd Penny
Spring. 7-0

PUBLIC TO BE HEARD

Margaret Nihan wanted know when Rory France did his site plan when he bought the property
next to his business did he know what he was going to use it for and if he did wouldn't it be
segmentation? Marc Czermerys asked Rory France if he had any idea of what he was going to
do with said property and he did not know at the time he purchased it. So no it is not
segmentation.

Jim Nihan wanted to know if the use of the building next to the existing business is in violation.
Marc Czermerys said Rory France submitting his amended site plan and did it in a timely
manner.

Christine Arleo asked when he started using the building in question. Marc Czermerys said he
didn't find out until recently. She is concerned about the licensing. She wanted to
know when the building inspection is done by the building inspector does she report the
information to The Planning Board. Marc stated no and she reports to the Town of Hunter
Board.

Marc Czermerys motion to close meeting at 9:15pm 2nd Doug Senterman

JUSTICE COURT-Monthly report acknowledged; no electronic copy provided

ANNEXATION

Supervisor Mahoney will be contacting the Village of Hunter to discuss holding a joint public hearing on 10/25/22 at 6:30 PM.

HUNTER BRANCH RAIL TRAIL

Councilman Semenza makes a MOTION to authorize Supervisors signature on revised joint permit application form w/ DEC. Seconded by Councilman Kukle.

Ayes -5- Noes -0-

Councilman Kukle makes a MOTION to accept email from Elena Patterson authorizing intended use of donated funds for bridge expenses. Seconded by Councilman Legg.

Ayes -5- Noes -0-

(See below for related under transfers)

Councilman Kukle makes a MOTION to authorize 1 time purchase at Williams for supplies. Seconded by Supervisor Mahoney.

Ayes -5- Noes -0-

The Town Board thanks Elena Patterson and Michelle Yost for her work and tenacity to get this completed. Supervisor Mahoney adds that “Luke’s Bridge” will have an official opening in the Spring but invites people to walk the trail and visit this bridge.

TOWN HALL

Job Title Change

Supervisor Mahoney makes a MOTION to change Nicole Benjamin’s job title from full time Admin Asst to part time Payroll Clerk noting that her job titles no longer include Planning Board Secretary or Assistant to the Court Clerk. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

NYS RETIREMENT

Supervisor Mahoney offers RESOLUTION #4 of 2022 to adopt standard workday for Town Attorney (ROA submitted). Seconded by Councilman Reale.

Ayes -5- Noes -0-

CLEANING PERSON

Councilman Legg makes a MOTION to hire Tammy Dibbell @ \$16.00/hr Part Time & 6-month probationary period 20 hour maximum per pay period. Seconded by Councilman Reale.

Ayes-5- Noes -0-

HIGHWAY MOTION/Discuss purchase of 20 Ton Trailer and Over the rail mower. To be discussed at budget meeting.

GREENE COUNTY/ARPA

Acknowledged ARPA funds request in writing sent to GC Admin. Groden on 8/29/22

Notice of 30-day period for public request for inclusion in Agricultural District 124 Oct 1-30th received

ARPA- Acknowledged receipt of SLFRF compliance reports submitted 1)NEU agreement
2)Expenditure report

Notice received from Treasury on downsizing & thank you to S. Graham for item c)

NYSERDA Clean Energy Communities

Acknowledged receipt of approval of clean energy report.

PRIVILEGE OF THE FLOOR

Lucy W. thanks the Town Board for sponsoring the Stone Carving Seminar and congratulates the town on spectacular world class program.

Chris thanks the town employees and especially the highway staff. He also thanks the sponsors and supporters. He states this is such a unique project and an irreplaceable experience for adults and children.

Robert of the Expressive Arts Studio in Rhinebeck states he was introduced to Kevin VanHentenryck's program and how it could serve underserved kids. He met with Kevin and brought two groups of kids to the program adding that the kids loved the program, and he plans on coming back next year with more kids.

Barbara S. states she saw an ad in the paper years ago and explains how a chisel and hammer is so empowering and the experience makes her extremely happy. She adds that she enjoys seeing kids focusing and having a real effect on their physical world.

Kevin VanHentenryck states that the 2022 season brought 107 students and 279 visitors adding that 9 children from St. Catherine's in Albany attended and 5 children from St. Catherine's in Kingston. He states that the seminar has been running for 15 years and there are over 250 carvings. He adds this is a globally unique one of a kind program.

Supervisor Mahoney states it is clear Kevin has impacted all these people in a positive and emotional way adding that without Kevin this project would not happen, and he thanks him for bringing this to the Town of Hunter.

CORRESPONDENCE

ISO (Insurance Recovery Office) cc of notice to Village re: ins. classifications

Acknowledged receipt of letter from concerned citizen regarding the bears. Supervisor Mahoney states that next year there will be events with Wildlife Biologists in areas around the County to educate people on how to live with bears.

Acknowledged Mountain Top Resources website

Acknowledged receipt of Greene County Solid Waste price change, locations, and hours

State of Emergency declared for ban on burning eff 8/31 GCWAP thank you to Martin Mathis & members.

DUMPSTERS

Councilman Reale feels the Town of Hunter needs to adopt a dumpster law requiring bear proof dumpsters. Supervisor Mahoney states that Town Board will move forward with this as they don't want to see any more bears have to be euthanized.

MEALS ON WHEELS

Supervisor Mahoney states he will be attending a Golden Agers meeting at 1PM on 10/3/22 at the Windham Town Hall.

He states that the Meals on Wheels program is currently inactive on the Mountain Top as they can't find people to do the cooking. He states that Acra and Athens are still operating, and he would like to see staff rotated to the Mountain Top. He states that the Mountain Top seniors are getting a weekly shipment of frozen meals but not receiving hot meals or the human-to-human interaction and this is an incredible loss to our community. He adds that the Town of Hunter needs to get this program back.

TRANSFERS AND BUDGET MODIFICATIONS

Councilman Kukle makes a MOTION to approve the following effective 7/1/22 Jrl Entry to Dbt A9060.8.and CR A9050.8 by \$1.76 to cover unemployment charge b) MOTION to authorize any needed transfers from Trail Fund account to General fund to cover expenses. Seconded by Councilman Reale.

Ayes -5-

Noes -0-

2023 BUDGET workshop set for 9/29/22 @ 7pm

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session at 8:14 PM to consult with counsel. Seconded by Councilman Semenza.

Ayes-5-

Noes -0-

L. Hamrah-Poladian and C. Pascucci excused

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:17 PM. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

No action taken.

Supervisor Mahoney makes a MOTION to adjourn at 9:17 PM. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter