

MINUTES OF THE REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, APRIL 23, 2024, AT 7:00 PM 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
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Ariel Woolheater	Ambulance Administrator
	Marc Czermerys	Planning Board Chairperson
	Robert Blain	Superintendent of Highways
	Sgt. Robert Haines	Hunter Police Department
	Rose Santiago	Code Enforcement Officer
	Jason Kovacs	Town Attorney
		Plus, all names on attached listing.

7:00PM Supervisor Mahoney opens the meeting with the Pledge of Allegiance.

MINUTES

Councilman Semenza makes a MOTION to approve regular meeting minutes of 3/26/24 and workshop minutes 4/9/24. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

VARIENCE REQUEST Acknowledged received from Nexamp Solar LLC.

Presentation from Aidan of Nexamp Solar LLC for Hunter Hill Solar Farm project at 175 County Rte. 25 in Haines Falls.

Requesting a variance to allow applicant to increase the size of the project from the size allowable in the town's Solar Law. Aidan states anyone in the community is eligible to sign up to save money on the power portion of their utility bill. He adds the proposal is for a 2.25-megawatt solar project to be connected to Central Hudson with 14 acres fenced, 19 acres disturbed (tree cutting) and a small amount of wetlands disturbance to improve existing roads and culverts.

There are to be no foundations built and all equipment would be removed should the facility ever be decommissioned. He adds there would be no ambient light, the height of the panels would be 15 feet spaced 22 feet apart and the facility would have maintenance staff. The facility would have a useful life of 35-40 years and decommission would be triggered after that time. A bond would be posted with the bond should the town ever be tasked with having to decommission the project. The applicant is asking for deviation from the town local law because the project is 12% over the town's maximum allowed for clearing of property.

Councilman Reale asks if this would prohibit homeowners from putting solar on their homes since this facility would be at capacity and if there will be elevated equipment.

Aidan states the capacity is up to Central Hudson and recommends the board direct that question to them. He adds there will be elevated equipment but does not give the height.

A member of the public asks if cancer studies have been done.

Aidan states that electromagnetic frequencies do not cause cancer.

Supervisor Mahoney states the variance request will be evaluated on its own merits; the board will not be voting tonight.

Councilman Reale asks if the variance is not granted would they still move forward with a project.

Aidan states they would have to re-evaluate as the economics on the project are very tight and he is not sure a 2-megawatt facility would work there.

AMBULANCE-Monthly report acknowledged.

HUNTER AREA AMBULANCE

PO Box 70 / 5742 Rt. 23A Tannersville, NY 12485

518-589-4045

BOARD MEETING REPORT

29 Calls in March 2024

Hunter Mountain – 7

Tannersville - 7

Catskill- 2

Haines Falls-2

Hunter – 7

Windham -

Elka Park –

Lanesville-1

Ashland -

Dr. Schneider’s –1

Coxsackie-

EMS Coverage-2

CMH – 6

CPR Death: No Transport-

Kingston – 7

Albany Med-2

Unattended-

St Peters -1

VA –

No Patient Found-1

Canceled - 2

RMA – 5

Public Assist-

Stand By –

Helicopter –1

N. Dutchess-

ALS- 11

Erika-9

Missy-1

Stacy-

Venessa-

Rachel-6

Nick-

Ariel- 11

Brianna-1

Thomas-11

Chuck-3

Jim-8

Chris-

Barb-4

Dave-1

Mileage 84-1:

Mileage 84-2:

Ariel Woolheater states the cost for the AFCME program having Mike Turek handle all paperwork with NYS to get all existing EMTs recertified every three years on a rotating basis is an annual cost of \$750.00.

Councilman Semenza makes a MOTION to move forward with the program Ariel spelled out above. Seconded by Councilman Legg.

Ayes -5- Noes -0-

Ariel states the When To Work software program cost is going up to \$522, there is a cost savings if the town pays for five years upfront.

Supervisor Mahoney makes a MOTION to do the five-year total payment up front in the amount of \$2,011 for When To Work. Seconded by Councilman Reale.

Ayes -5- Noes -0-

Ariel states the department needs two new pagers however they can get by until budget time.

HIRING

Supervisor Mahoney makes a MOTION to hire Barbara Pforte at full time (currently a part time employee) at the full time EMT rate with all the appropriate privileges and benefits effective 4/9/24. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

POLICE- Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

March 2024

Calls for service:	102
Arrests made:	2
Criminal charges levied:	3
Criminal complaints:	4
Non-criminal complaints:	55
Assists to other agencies:	30
Uniform traffic tickets:	28
Parking tickets:	1

Accidents investigated: 5

Report requests: 3 = \$30.00

Discussion on new vehicle. Sgt. Haines will have more information at the next meeting.

ASSESSOR- Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report April

DATE: April 22, 2024

- There were 14 Parcel Transfers this month. 6 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 0 Subdivisions.
- 0 Lot Line Adjustments.
- 0 Grid Changes.
- 0 Parcel Revisions.
- The Data for the 2024 Tentative Assessment Roll was sent to Greene County for processing.
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

1. 182.06-1-7
2. 164.14-3-1
3. 164.14-1-8.418
4. 164.14-1-8.433
5. 164.57-2-14
6. 164.14-3-14
7. 167.18-1-21 ALS
8. 166.00-5-22 ALS
9. 166.13-1-10 ALS
10. 166.13-1-2 ALS
11. 164.73-4-5 ALS
12. 182.08-1-11
13. 182.00-3-31 ALS
14. 180.00-3-9

BUILDING/Code Enforcement- Monthly report acknowledged.

Monthly Report		March	2024		
Permits	Total	Amount			
Building	1	\$856.00			
			STR Inspections	10	
STR	16	\$8,175.00	Building Inspections	6	3X Framing
			Unsafe Building Letter sent	1	
Demo	0		Violations		Stop Work Order
Sign	0		Site Plan Permits		None
Flood	0				
Muni Searches	2	\$150.00			
Total		\$9,181.00			
	Solar	1			
	SFD	1			
	Renewals	1			

- Alot of STR's Since letter's have gone out

April is already 2k more then March

Rose and the Town Board to continue to work on the fee schedule.

PLANNING-Monthly report acknowledged.

Town of Hunter Planning Board

Monthly Report April 2024

The Town of Hunter Planning Board met on April 2, 2024.

Summary of activities:

Old Business

2 Public Hearing.

4 Site Plans Reviewed

1 Site Plan Approved

1 Minor Subdivision Reviewed

1 Site Plans tabled due to waiting on applicants to complete submission

1 Lot Line Adjustment tabled due to applicant not appearing

New Business

1 Site Plan Reviewed

Roundup

Public Hearing was held for Catskill Mountain Cannabis and Fox Minor Subdivision

Catskill Mountain Cannabis Site Plan reviewed

Dutcher Hollow Event Space Site Plan Approved

Fox 2 Lot Minor Subdivision reviewed

Hunter Hills Solar Sketch Site Plan reviewed

Springwell Manor Site plan for adding a 3 bedroom modular home reviewed

*The next meeting of the Town of Hunter Planning Board will be **Tuesday May 7, 2024, at 6:30PM***

Acknowledged receipt of escrow agreement from J,Kovacs RE: Ramble On Inn.

JUSTICE COURT- Acknowledged receipt of monthly reports.

TOWN OF HUNTER COURT

P.O. BOX 70

TANNERSVILLE, NEW YORK 12485

518-589-5882 ext. 306

TO: Supervisor and Town of Hunter Town Board
FROM: Hon Kimberly A Prince Walsh
DATE: April 23rd, 2024th
SUBJECT: Monthly Report for March 2024

51 New cases for March 2024

1 Hunter P.D. Parking Tickets in March 2024

0 Forest Ranger Parking Tickets in March 2024

70 Closed cases in March 2024

For the Month of March 2024 total amount collected \$6,278.00

The court is now in session the 3rd and 4th Wednesday month for Hon. Kimberly Prince Walsh.

Working on record retention.

(Every case file must be pulled & updated)

Respectfully submitted,

Hon. Kimberly A Prince Walsh.

TOWN OF HUNTER COURT P.O. BOX 70 TANNERSVILLE, NY 12485 518-589-5882 EXT. 305

TO: Supervisor and Town of Hunter Town Board
FROM: Hon. MarySusan E. Timpson
DATE: April 11, 2024
SUBJECT: Monthly Report for March 2024

11 New Cases for March 2024

0 Hunter P.D. Parking Tickets in March 2024

0 Forest Ranger Parking Tickets in March 2024

25 Closed Cases in March 2024

For the Month of March 2024 total amount collected \$3,730.00

The court is now in session the 1st and 2nd Wednesday of the month for the Hon. MarySusan E. Timpson

(Every case file must be pulled & updates)

Respectfully submitted,

Hon. MarySusan E. Timpson MET/jpb

HIGHWAY

Acknowledged receipt of notice Highway Department to work four-ten hour days from 5/6/24 to 10/14/24

PRIVILEGE OF THE FLOOR

Supervisor Mahoney, Councilman Legg, and Attorney Kovacs to meet with the neighboring landowner for the Zaharatos property at the site on 5/1/24 at 1PM.

JUNK YARD PERMIT

Acknowledged receipt of application from Haines Falls Auto.

Councilman Kukle makes a MOTION to approve the reauthorization of a Junk Yard Permit for Haines Falls Auto.

NO SECOND

Discussion on Code Enforcement Officer doing an inspection before the permit is renewed.

Councilman Legg and Marc Czermerys offer to do the inspection with her.

Councilman Kukle states for the record that the application is complete and was handed in on time.

The Town Board will vote after the inspection is done and there is no provision in the law for a public hearing.

Councilman Kukle makes a MOTION to acknowledge receipt of a complete application from Haines Falls Auto for the renewal of a Junk Yard permit. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

CHARTER COMMUNICATIONS

Acknowledged receipt of 4TH Qtr. Franchise fees \$12,508.63

COALITION OF WATERSHED TOWNS

Acknowledged receipt of nomination form for executive committee DUE BY 4/26/24.
Supervisor Mahoney makes a MOTION to nominate David Kukle and Steve Walker as full members and Greg Cross and Greg Kroyer as alternates for the executive committee. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

DOT/LETTER OF SUPPORT

Acknowledged receipt of email regarding connector improvements for trails.

CORRESPONDENCE

Acknowledged received from Catskill Center info on The Catskills Great Outdoors Expo 6/8/24.
Acknowledged received from LaBerge/AOT slides on Design/implement “A Funding Quilt for Public Infrastructure”

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session at 8:44 PM to discuss personnel matters. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

C. Pascucci and L. Hamrah-Poladian excused.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 10:12 PM. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

NEW HIRE

Supervisor Mahoney makes a MOTION under the recommendation of the Highway Superintendent, to hire Stephen B. Tuomey as a Highway Department Driver/Operator full-time effective 4/29/24 at \$22.00 per hour with all full-time benefits, health insurance with a 10% contribution of premium and a 30 day waiting period, sick time earned at 1 day per 4 calendar weeks of service, personal time 3 days per year, nys retirement and all other available benefits to full-time employees with a six month probationary period. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 10:14 PM. Seconded by Councilman Reale.

Ayes -5- Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter