

**MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JULY 9, 2024, 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 Secretary to the Supervisor  
Robert Blain Superintendent of Highways  
Ariel Woolheater Ambulance Administrator  
Rose Santiago Code Enforcement Officer  
Plus, all names on attached listing.

Absent: Raymond Legg Councilman

Supervisor Mahoney calls the meeting to order at 6:10 PM with the Pledge of Allegiance.

**ABSTRACT** – The following vouchers were audited and approved for payment by the Town Board:

General Fund (TW) Voucher #247 through #280 in the amount of \$35,448.80  
General Fund (TOS) Voucher #1029 through #1030 in the amount of \$249.07  
Highway Fund (TW) Voucher #120 through #134 in the amount of \$10,044.11  
Highway Fund (TOS) Voucher #1064 through #1069 in the amount of \$5,067.08  
Landfill Closure Fund Voucher #51 through #58 in the amount of \$5,666.20

**HIGHWAY**

ROAD REGULATIONS Discussion on revised draft which has been sent to the Town Attorney for review.

Discuss motion needed to approve FENCE quote for Hunter cemetery. R. Blain states the vendor who had the job has not replied to any correspondence from the Town.

Supervisor Mahoney makes a MOTION to approve the estimate from Adams Farms for \$3,658.00. Seconded by Councilman Semenza.

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

R. Blain asks the Town Board if the Haines Falls Fire Company can place a truck in one of the Town's bays for approximately one week.

Town Board states this is okay with them.

L. Hamrah-Poladian will get a certificate of insurance from the fire company.

**SHORT TERM RENTALS**

Discussion held on Violation Rates. R. Santiago states the deadline for applying has passed and the board needs to adopt a fee schedule. She adds she can cross reference with Granicus to determine those properties who are in violation and notices will be sent certified mail. Supervisor Mahoney, R. Santiago, and J. Kovacs to prepare the wording for the violation notice and J. Kovacs will lay out the process procedurally.

Supervisor Mahoney will ask J. Kovacs about placing unpaid fines on a property tax bill.

R. Santiago states Granicus is not yet set up to send these letters on the town's behalf so her office will have to do it.

Discussion: \$500 first week of violation, \$750 second week, \$1,000 third week and \$1,000 each week thereafter.

Councilman Reale feels these are the most severe penalties in the history of the Town of Hunter.

M. Czermerys states if the applicant complies with the law, then they do not have to pay any fines.

R. Santiago will prepare a list of all properties in non-compliance and Supervisor Mahoney hopes to have a draft notice by the next meeting.

### **JUNK YARD PERMIT**

Supervisor Mahoney makes a MOTION to approve renewal of Junk Yard Permit for Haines Falls Auto. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Councilman Legg)

### **LANDFILL**

Discussion on development of landfill property. An area has been cleared for potential storage and something needs to be done with the Quonset hut.

Discussion on housing needs and the idea of using grant money to develop landfill property and selling lots to generate revenue.

### **COMPREHENSIVE PLAN** (CFA application requirements)

Councilman Kukle offers RESOLUTION #3 of 2024 Supporting of a Request for Grant Funding from NYS Department of State for a Smart Growth Comprehensive Plan. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Councilman Legg)

### **TOWN OF HUNTER**

**PO BOX 70**

**TANNERSVILLE, NY 12485**

**RESOLUTION # 3 of 2024**

### **Resolution Supporting Submission of a Request For Grant Funding From NYS Department of State for a Smart Growth Comprehensive Plan**

On a motion made by Councilmember David Kukle and seconded by Councilmember Ernest Reale the following resolution was adopted:

**WHEREAS**, the Town Board of the Town of Hunter has the responsibility and duty to plan for the efficient growth and development of a range of land uses within the Town;

**WHEREAS**, the Town Board of the Town of Hunter has the responsibility and duty to provide for the long-term vision of the community’s growth by regulating land use and ensuring that a balance of resilient communities with adequate infrastructure, housing choice, year-round recreation, open space and natural resource conservation and thriving businesses provides for the health, welfare, and safety of all residents;

**WHEREAS**, since the Town adopted its current comprehensive plan in 2019, the pandemic and continued climate change have resulted in impacts that must be addressed, including affordable housing, seasonality, and heating and cooling trends;

**WHEREAS**, there is an established need to review and update the comprehensive plan and a new plan is expected to provide much needed guidance on preferred growth and development,

**WHEREAS**, the Village of Tannersville may be undergoing dissolution and would be absorbed into the Town of Hunter, requiring updates to the comprehensive plan that address the growth and development of the former Village;

**WHEREAS**, the Town requires professional planning services to support its capacity to develop the plan;

**WHEREAS**, the Town is requesting funds in the 2024 CFA process from NYS Department of State under the Smart Growth Community Planning and Zoning Program to update the comprehensive plan;

**NOW THEREFORE**, the Town Board of the Town of Hunter approves and strongly endorses the proposed project and affirms a high level of public and community support for this comprehensive plan update.

AYES -4-

NOES -0-

ABSTENTIONS -0-

ABSENT -1- (Councilmember Raymond Legg)

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Corina Pascucci, Town Clerk

Councilman Kukle makes a MOTION to auth LOS town must send. Seconded by Councilman Semenza.

Ayes -4-

Noes -0-

Absent -1- (Councilman Legg)

Councilman Kukle makes a MOTION to authorize MWBE compliance form & Executive order No 16. Seconded by Councilman Semenza.

Ayes -4-

Noes -0-

Absent -1- (Councilman Legg)

**AMBULANCE**

A. Woolheater states she would like to change the wording in the Standard Operating Procedures (SOP) regarding passengers in the ambulance to read:

Patients and Town of Hunter employees are the only people permitted to ride in the ambulances, at the discretion of the crew on duty a patient’s family member may be permitted to ride in the front passenger seat with a seatbelt on.

Supervisor Mahoney states the Town Board would like to review the entire SOP. He adds that this document was never mentioned when the board was working on the employee handbook.

Ariel Woolheater asks about designated smoking areas. The Town Board states Ariel oversees the ambulance staff and she may put up signage and no smoking signage as she sees fit.

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session at 7:59 PM to discuss the employment history of a particular person. Seconded by Councilman Semenza.

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

C. Pascucci and L. Hamrah-Poladian excused.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:01 PM with no action taken. Seconded by Councilman Semenza.

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

Supervisor Mahoney makes a MOTION to adjourn at 9:01 PM. Seconded by Councilman Semenza.

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

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter