

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON JANUARY 28, 2025, AT 6PM 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

Others Present: Lara Hamrah-Poladian Secretary to the Supervisor
 Jason Kovacs Town Attorney
 Robert Blain Superintendent of Highways
 Marc Czermerys Planning Board Chair
 Sgt. Robert Haines Hunter Police Department
 Ariel Woolheater Ambulance Administrator
 Rose Santiago Code Enforcement Officer
 Plus, all names on the attached listing.

Absent: Raymond Legg Councilman
 Corina Pascucci Town Clerk

Supervisor Mahoney calls the meeting to order at 6:00 PM with the Pledge of Allegiance.

MINUTES – Councilman Semenza makes a MOTION to approve minutes of Regular Meeting 12/30/24, Organizational 1/2/25 and Workshop 1/14/25. Seconded by Councilman Reale.

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

POLICE -Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

December 2024

Calls for service:	127
Arrests made:	3
Criminal charges levied:	3
Criminal complaints:	5
Non-criminal complaints:	60
Assists to other agencies:	42
Uniform traffic tickets:	41
Parking tickets:	1
Accidents investigated:	16

Report requests: 5 = \$50.00

Town of Hunter Police Department

Yearly Report

2024

Calls for service: 1405
 Arrests made: 43
 Criminal charges levied: 55
 Criminal complaints: 82
 Non-criminal complaints: 751
 Assists to other agencies: 485
 Uniform traffic tickets: 711
 Parking tickets: 218
 Accidents investigated: 66
 Report requests: 41 = \$390

Supervisor Mahoney has spoken with NYSDEC re: meeting about the Clove to be scheduled first or second week in March.

AMBULANCE -Monthly report acknowledged.

HUNTER AREA AMBULANCE

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

518-589-4045

BOARD MEETING REPORT

61 Calls in December 2024

Hunter Mountain-14

Tannersville-10

Catskill-

Haines Falls-7

Hunter-10

Windham-2

Elka Park-3

Lanesville-2

Ashland -

Dr. Schneider's -

Coxsackie-

Cairo-

EMS Coverage-11

Catskill-8 Valley-2 MT TOP-1

CMH-11	CPR Death: No Transport-	Kingston-8
Albany Med-6	Unattended-	St Peters-3
VA-	No Patient Found-1	Canceled-6
RMA-9	Public Assist-1	Stand By-15
Helicopter-2	N. Dutchess-	WESTCHESTER – 1
		ALS-25

Ariel-15	Jim-21	Nick-12
Barb-7	Missy-13	Chuck-3
Tom-9	Brianna-14	Dave-2
Erika-25	Heather-	Harliegh-5
Rachel-2	Meagen-2	

Mutual Aid TO Hunter:

Windham- Ashland-2

Mileage 84-1: 99,275.00 Mileage 84-2: 23,609.00

Discussion on new versus leasing ambulances.

A. Woolheater to track how many times the ambulance was staged in Kiskatom.

GREENE COUNTY EMS

Councilman Semenza makes a MOTION to authorize Supervisor’s signature on 2025 contract. Seconded by Councilman Kukle.

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

RESIGNATION – Town Board accepts resignation from Thomas Todd as a full-time Emergency Medical Technician effective 2/1/25. Thomas Todd to remain on as a per diem employee.

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

ASSESSOR- Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor’s Office

SUBJECT: Monthly Report

DATE: 01/10/2025

- There were 28 Parcel Transfers this month. 15 were Arm’s length (ALS), Sales listed below.

- 0 Parcels Combinations.
- One 26 lot Subdivision.
- 28 Lot Line Adjustments.
- 33 Grid Changes.
- 33 Parcel Revisions.
- Data collection for the 2025 assessment roll is being done at this time.
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

Transfers

164.05-1-16 8213 Main St	181.11-1-26 69 June Lodge Dr
164.05-3-12 82 Point Breeze Ave ALS	166.01-1-15 14 Thurber Rd ALS
164.11-3-35 Botti Dr	164.09-6-5 195 Pine Lane ALS
164.11-3-37.1 Gaby Rd	164.73-12-6 75 Highlands Dr Unit T6 ALS
148.18-1-11 53 Lookout Mountain Dr ALS	182.07-5-17 Stone St ALS
164.14-2-10 82 Liftside Dr Unit A10 ALS	181.11-1-18 7 June Lodge Dr
164.14-1-8.206 62 Liftside Dr Unit 206,208	216.01-2-12 129 Beecher Rd ALS
181.00-8-3 314 Bloomer Rd ALS	164.09-6-6 Pine Ln ALS
180.00-2-40 Route 214	164.09-6-8 167 Pine Ln ALS
181.00-8-15 78 Elka Park Rd ALS	181.00-4-13 127 Bloomer Rd
181.00-8-30 Elka Park Rd ALS	197.00-4-6 1133 Platte Clove Rd ALS
166.00-5-26 Legg Rd ALS	183.14-2-6x3 18 Santa Cruz Rd
150.03-3-4 755 Route 23C	
150.03-5-1.2 Route 23C	

BUILDING/Code Enforcement- Monthly report acknowledged.

Monthly Report		December 2024	
Permits Building	Total 4	Amount \$300.00	Renewals Solar BP 1
STR	20	\$13,375.00	Inspections 18 STR Inspections 12
Commercial	1	\$125.00	Total 20 Unsafe Building Letter sent
Demo	1	\$100.00	Violations 2 Site Plan
Sign	0	\$0.00	Permits 1
Flood	0	\$0.00	
Muni Searches	9	\$675.00	
Total		\$14,575.00	

NYS DOS acknowledged listing of prior filed reports.

R. Santiago states the short-term rentals are about 90% compliant. She asks the board if they want to discuss having a cap on the number of short-term rentals allowed, adding that she gets asked this often. She is asked by people concerned they are the only residents left on their road as all other homes are short-term rentals and asked by buyers looking to buy income properties. The prospective buyers' concerns are if there is too much competition in the market and they question if the town might cap the number after they buy the property.

Supervisor Mahoney states that he is not in favor of it. He adds some other municipalities have a cap because they want to keep a certain amount of housing stock available. He feels the market has shifted and many Air B & B properties are either now long term rentals or the homeowners are using themselves.

R. Santiago states there is a lot of ski mountain development with buyers coming in and thinks that could make the market go up due to development.

M. Czermerys states there are multiple large development subdivisions, especially in the Village of Hunter. Development is being held up by water; if there was more water available, we would see even more development.

Councilman Semenza adds you do not know who is living next door to you anymore.

Supervisor Mahoney states we are about to see another shift with state legislation, the state is going to collect a tax and have a registration for every Air B & B in New York State. He would like to keep the law as it is until we have more information on this legislation.

PLANNING -Monthly report acknowledged. (no electronic copy provided)

JUSTICE COURT-Monthly report acknowledged.

Supervisor & Town of Hunter Town Board

FROM: Hon. Mary Susan E. Timpson

DATE January 29, 2025

RE: Monthly Report, December 2024

For the month of DECEMBER 2025:

NEWCASES: 47

PARKING TICKETS:

2 - Town of Hunter

0 - Forest Rangers

CLOSEDCASES:11

COLLECTED FINES/FEES: \$4,433.00

Court is in session 1st and 2nd Wednesdays of each month for Mary Susan E. Timpson

Every case must be pulled and updated.

TO

TOWN OF HUNTER COURT

P.O. BOX 70

TANNERSVILLE, NEW YORK 12485

518-589-5882 ext.306

Supervisor and Town of Hunter Town Board

FROM: Hon Kimberly A Prince Walsh

December 30th,2024

Monthly Report for November 2024

DATE:

SUBJECT:

13 New cases for November 2024

2 Hunter P.D. Parking Tickets in November 2024 (between both judges)

0 Forest Ranger Parking Tickets in November 2024 (between both judges)

54 Closed cases in November 2024

For the Month of November 2024 total amount collected \$6,290.00

The court is now in session the 3'd and 4th Wednesday month for Hon.

Kimberly Prince Walsh.

Working on record retention.

(Every case file must be pulled & updated)

HIGHWAY – currently assisting both villages.

LANDFILL

Acknowledged receipt of letter requesting reports from B. Mitchell, DEC & Notice of Violation.

This has been resolved.

Reports sent by Barton & Logudice regarding the above. (DEC staff changing issue)

GREENE COUNTY

Acknowledged receipt of Resolution number 505-24 authorizing the relevy of unpaid school taxes for the year 2024

Acknowledged receipt of Resolution Number 15-25.

Supervisor Mahoney makes a MOTION to utilize Greene County highway purchases, to allow the Superintendent of Highways to piggyback off of negotiated bids. Seconded by Councilman Kukle.

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

Acknowledged letter in support of Mt Top Historical Society sent to GC for financial assistance.

2024 ANNUAL REPORTS

Acknowledged receipt of annual reports from Town Clerk, Dog Control Report, Ambulance, Justice Court reports-K. Prince Walsh & Timpson.

COALITION OF WATERSHED TOWNS

Acknowledged receipt of 12/16/24 CWT Executive Board meeting minutes

CWC

Acknowledged receipt of adopted resolutions No’s 5561 through 5587

ARPA FUNDS

Discussion on investment of funds.

Funds (\$200,000)to be placed in an interest-bearing account to utilize the interest to be used for the same projects.

Councilman Semenza makes a MOTION to invest \$200,000 in ARPA funds into NY Class. Seconded by Supervisor Mahoney.

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

GREENE CTY ARPA – Acknowledged receipt of report with pictures for the Kaaterskill Rail Trail, Fall 2024.

HUNTER REGIONAL TRAILS Discussion on establishing a town committee which would formalize a mission statement and make it easier to receive funding and donations to work towards an ADA compliant trail.

Councilman Kukle makes a MOTION to formalize a committee of the town to work as the Hunter Regional Trails Organization to be run by the town with bylaws to be put together. Seconded by Supervisor Mahoney.

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

GRANTS: NYS LOCAL GOVT EFFICIENCY SHARED REGIONAL COMMUNITY SERVICECENTER:

Acknowledged received from Village of Tannersville resolution in support of above.

Acknowledged received from Village of Hunter resolution in support of above.

Acknowledged received from Hunter Tannersville Central School resolution in support of above.

NYS DOS MWBE Compliance form completed.

Councilman Semenza makes a MOTION to authorize Supervisor sign, plus, all related grant items. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Legg)

LANESVILLE FLOOD ANALYSIS

Supervisor Mahoney states the town has contracted with SLR, an engineering firm, to do the analysis and write the LFA for the people of Lanesville to give them the benefits of having an LFA (Local Flood Analysis)

HEALTH INSURANCE

Councilman Kukle makes a MOTION to authorize waiver for Zoe Moore. Seconded by Councilman Semenza.

Ayes -4-

Noes -0-

Absent -1- (Legg)

CHARTER COMMUNICATIONS

Acknowledged receipt of 3rd Qtr franchise fees \$12,642.49

CORRESPONDENCE

Acknowledge received from Central Hudson program for vegetation management to stop power outages/service interruptions.

ASSOCIATION OF TOWNS

Supervisor Mahoney makes a MOTION to designate Dolph Semenza as an alternate council person. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Legg)

Association of Towns-2025 Training School & Annual Meeting to be held 2/16-2/19/25

Greene County Animal Alliance request for letter of support to obtain and provide a safe animal shelter- Supervisor Mahoney will gather more information.

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session to discuss employment history. Seconded by Councilman Semenza.

Ayes -4-

Noes -0-

Absent -1- (Legg)

Supervisor Mahoney makes a MOTION to come out of Executive Session at 8:58 PM. Seconded by Councilman Semenza.

Ayes -4-

Noes -0-

Absent -1- (Legg)

PAY RATE

Councilman Semenza makes a MOTION to raise Ambulance Driver pay for Hunter Area Ambulance to \$19.00 per hour as of 1/28/25. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Legg)

ANNUAL REPORTS

Councilman Semenza makes a MOTION to accept annual reports which the board has received and reviewed, all reports submitted including the court. Seconded by Supervisor Mahoney.

Ayes -4-

Noes -0-

Absent -1- (Legg)

MISCELLANEOUS

Councilman Semenza makes a MOTION for the request from the Building Department for monies distributed in 2025 from payments of 2024 short-term rentals to be delineated to town bookkeeper. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Legg)

Supervisor Mahoney makes a MOTION to adjourn at 8:59 PM. Seconded by Councilman Semenza.

Ayes -4-

Noes -0-

Absent -1- (Legg)

Corina Pascucci, Town Clerk, RMC

Town of Hunter