

**MINUTES OF TOWN BOARD MEETING OF THE TOWN OF HUNTER HELD ON  
TUESDAY, MARCH 25, 2025, AT 6:00 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
	Jason Kovacs(arriv.6:26pm)	Town Attorney
	DeDe Terns-Thorpe	Town Historian
	Sgt. Robert Haines	Hunter Police Department
	Rose Santiago	Code Enforcement Officer
	Robert Blain	Superintendent of Highways
	Plus, all names on attached list.	

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

**CENTENARIAN**-Certificate recognizing Mary Mahoney McGinnis presented to her alongside her present family members, friends, and past students. Town Historian D. Terns-Thorpe states Mary will be turning 102 in June, she had a 34 + year teaching career, volunteered at the food pantry, sat on the library board, and taught knitting classes.

Supervisor Mahoney thanks DeDe for putting this idea together and adds this is special for him because Mary McGinnis was his fourth-grade teacher.

Linda Nicholls states she had the pleasure of teaching alongside mary for years, adding how much fun it was to learn with her and how she was a fabulous teacher. She reminisces about still having ornaments made by her children in Mary's class.

Supervisor Mahoney thanks everyone for coming, thanks Jaynie for setting up the refreshments and Zoe for preparing the beautiful certificate for Mary.

**MINUTES** Councilman Semenza makes a MOTION to approve regular meeting minutes 2/25/25. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

**POLICE**-Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

February 2025

Calls for service:	90
Arrests made:	2
Criminal charges levied:	3

Criminal complaints: 6  
Non-criminal complaints: 54  
Assists to other agencies: 14  
Uniform traffic tickets: 23  
Parking tickets: 0  
Accidents investigated: 7  
Report requests: 3 = \$30.00

**AMBULANCE**- Monthly report acknowledged (no electronic copy provided)

**ASSESSOR**- Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report

DATE: 3/10/2025

- There were 22 Parcel Transfers this month. 9 were Arm's length (ALS), Sales listed below.
- 1 Parcels Combinations.
- 1 Three lot Subdivision.
- 2 Lot Line Adjustments.
- 15 Grid Changes.
- 19 Parcel Revisions.
- Data collection for the 2025 assessment roll is being done at this time.
- Update photos are being taken at this time.

Transfers

164.10-2-33 7753 Main St  
164.10-2-34 7751 Main St  
164.10-2-31 7755 Main St  
167.17-2-6 278 N Lake Rd ALS  
167.17-2-7 N Lake Rd ALS  
182.09-1-18 55 Spruce St  
164.05-7-9 47 Maple Ave ALS  
164.14-1-8.309 62 Liftside Dr unit 309-311  
181.08-2-10 8 Renwick St  
182.06-1-3 5927 Main St  
167.00-4-9 774 N Lake Rd ALS  
147.20-2-6 Dolinsky Rd  
182.07-3-24 Cabbage Patch Rd  
215.00-2-11 1125 Route 214 ALS  
206.03-3-4 188 Diamond Notch Rd  
164.58-1-1 65 Scribner Hollow Rd ALS  
166.17-6-4 141 Brookeside Dr  
216.01-7-18 1470 Route 214  
206.04-1-4.11 1907 Route 214 ALS  
167.17-1-35 5274 Route 23A ALS  
166.20-2-24 30 N Lake Rd ALS  
166.17-3-4 Main St

**BUILDING/Code Enforcement**- Monthly report acknowledged.

Monthly Report

Feb-25

Permits	Total	Amount		
Building	9	\$3,875.00		
BP Renewals	0			
STR	0		BP Inspections	8
STR Renewals	9	\$7,150.00	STR Inspections	7
Demo	0	\$0.00	Violations	2
Sign	0	\$0.00	Site Plan Permits	
Flood	0	\$0.00		
Muni Searches	6	\$450.00		
Total		\$11,475.00		

**SHORT TERM RENTALS**

Discussion on 1- or 3-year contract-Granicus. Current contract expires on 6/28/25. R. Santiago has reviewed the software program with another company and does not wish to renew a contract with Granicus. Supervisor Mahoney would like her to compare costs from both companies with only the needed modules, not the entire program.

R. Santiago wants it to be made clear that if you have a short-term rental, you can't just put up a business sign as a STR is not recorded as a commercial business. She adds there have been some issues surrounding this recently and would like to see a statement on the website about it. She will add it to her list of revisions to be made in the STR law.

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

**JUSTICE COURT**

Monthly reports acknowledged- February (Timpson & Walsh) (no electronic copy provided)

**HIGHWAY-BID OPENING**-for excavator w/hydraulic thumb.

**NOTICE IS HEREBY GIVEN; the Town Board of the Town of Hunter will accept sealed bids for the rental of a 25-ton excavator with hydraulic thumb with Operator. Bids in sealed envelopes labeled "Rental of**

**Excavator with Operator” must be submitted to the Town Clerk at the Hunter Town Hall, 5748 Rte. 23A, Tannersville, NY by 3:00 PM on Tuesday, March 25, 2025. The bids will be publicly opened and read at a meeting on that same date at 6:00 PM. Bids must include hourly and/or daily rates (based on 8–10-hour workday) and will be effective from 3/26/25-12/31/25. Bids must be accompanied by a non-collusion certificate in accordance with Section 103-d of the GML and must include proof of insurance. The Town Board reserves the right to reject any or all bids.**

1. Evergreen Mountain Contracting                      \$312.25 per hour with operator.
2. Kevin Thompson & Son Excavating                      \$230.00 per hour with operator.

Councilman Semenza makes a MOTION to award the bid to Kevin Thompson & Son Excavating at the price of \$230.00 per hour for machine and man for the period 3/26/25-12/31/25. Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

### **PRIVILEGE OF THE FLOOR**

Donna and John Brower speak about a parcel located at 5550 Rte. 23A in Haines Falls owned by Syzmanski Construction which is a neighboring parcel to their home. They state the parcel is a fire hazard as the firewood piles have tripled since he took ownership. The property is outside the scope of what was originally on the property, there are metal crates, and it has become an eyesore on a scenic byway. They feel the parcel needs a new site plan and survey as the footprint has expanded and is now encroaching on wetlands. They add there are 6-7 large commercial vehicles, roll-off containers and a lot of equipment that was not there before. They feel as homeowners they should be able to sit outside after work to relax and not listen to constant back up beepers and heavy equipment. They ask why Mr. Syzmanski has not been told he needs to come before the Planning Board and if work hours have been set for this business. They want to be sure they will be included in all neighboring landowner letters regarding this property. They ask the Town Board if they will be issuing a stop work order until a new site plan is approved and why the new sign is being allowed to stay up.

Supervisor Mahoney states this started with signs and at first the property looked the same but most recently things have started to change. He adds the owner was issued a Stop Work Order and was informed he needs to come before the Planning Board for Site Plan. He states the Town Board is ready to do what is needed to enforce their laws and they are discussing potential fines.

### **TOWN HALL**

Discussion Electronic Banking Policy as the court wanted access to online banking. J. Kovacs has drafted a policy for review. In the meantime, the judges will have view only access to their accounts only and the policy needs to be adopted. The court now has a credit card machine.

**FILMING**/use of parking lot-update/MOTION to authorize letter requested.

Councilman Semenza makes a MOTION to authorize the letter requested. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

Supervisor Mahoney states there has not been an update on the use of the parking lot, the donation, or use of ambulance services.

**STONE CARVING**- Update (Kevin Van Hentenryck)

K. Van Hentenryck states this will be the 18<sup>th</sup> year of the stone carving seminar. He thanks the Highway Department and office staff for their assistance over the years. The dates for this year will be 8/11/25-8/30/25. He states he needs to be sure they will have an air compressor to use. R. Blain states they have been using an air compressor that belongs to the Village of Tannersville. He will look at the town's compressor with Kevin once they have it up and running. Supervisor Mahoney informs Kevin the board is planning a new Town Hall complex which could potentially expand to the nine acre parcel to the west of the parking lot. He wants to assure Kevin that the Town Board does not wish to get rid of the stone carvings, rather they are open to potential spaces where they could be relocated to, or the individual pieces could be placed throughout the property for display as finished pieces. He adds there would then be a separate location on the property for a workspace for future pieces.

**TOWN PROPERTY** ack rec'd from Town Attorney Kovacs copy of deed, clerk recording page for donated parcel from M. Golden. J. Kovacs is working on title insurance.

**GREENE COUNTY**

Acknowledgement of Resolution No. 50-25 to include land into Agricultural District 124 and negative SEQRA declaration.

**CONTRACTS**

Supervisor Mahoney makes a MOTION to authorize Supervisor to sign: Mountaintop Golden Agers, Greene Room Players, People of Haines Falls for already budget amount, Mountain Cloves Scenic Byways, Inc. Seconded by Councilman Legg.

Ayes -4-                      Noes -0-                      Abstains -1- (Councilman Kukle)

**GRANTS**

Councilman Kukle makes a MOTION to authorize the Supervisor to sign all required forms etc Re: Northern Borders Regional Commissioner grant. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

Councilman Kukle makes a MOTION to authorize signature for contract Amendment #1 RE:Ashokan Watershed Stream Mgmt Implementation Program. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

**ENGINEERING**

Councilman Kukle makes a MOTION to approve proposal for survey & topography services received from Praetorius and Conrad, P.C.(Town Hall and adjacent parcel, \$7500.00 estimate which will be funded from ARPA funds).

Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

**FIRE PROTECTION DISTRICTS**

Councilman Semenza makes a MOTION to authorize execution of 2025 contracts for Hunter & Lanesville (Districts 2 & 3) effective 1/1/25.

District 2	\$55,664	HD Lane	\$74,186
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Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**CATSKILL WATERSHED CORPORATION**

Acknowledged receipt of Resolutions No. 5608-5625

**CENTRAL HUDSON**

Acknowledged receipt of notice of proposed legislation “Hudson Valley Power Authority Act”  
Acknowledged receipt of payments for Nov, Dec, Jan & Feb for the temporary site lease

**HUNTER TRAIL COALITION** (Hunter Area Trails Committee)

Acknowledged receipt of draft notes from January 28<sup>th</sup> meeting  
Acknowledged receipt of trail coalition meeting is set for Tues, April 8, 10:30 AM  
Acknowledged receipt of survey: Praetorius & Conrad: Rte 214 & Clover Rd

**TOW OPERATIONS**

Councilman Semenza makes a MOTION to authorize signing of contracts (tow operators/security). Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

L. Hamrah-Poladian states she has not received numbers from security company.

**HIGHWAY**

R. Blain and Supervisor Mahoney to discuss using Facebook Marketplace for an item R. Blain would like to surplus and sell.

**CORRESPONDENCE**

Acknowledged receipt of a thank you note from Tannersville Area Health Committee for \$1,500.00

Acknowledged receipt of thank you from Audrey Benjamin

Acknowledged receipt of invitation to attend the 2025 Schoharie Watershed Summit to be held on Saturday, April 12, 2025

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session at 7:28 PM to discuss pending litigation and employee matters. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

C. Pascucci and L. Hamrah-Poladian excused.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 8:40 PM. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

No action taken.

Supervisor Mahoney makes a MOTION to adjourn at 8:40 PM. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

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Corina Pascucci, Town Clerk RMC  
Town of Hunter