

MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, MARCH 11, 2025, AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NY.

Present:	Sean Mahoney	Supervisor
	David Kukle	Councilman
	Raymond Legg	Councilman
	Ernest Reale	Councilman
	Dolph Semenza	Councilman

Corina Pascucci (left 8pm)	Town Clerk
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Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Ariel Woolheater	Ambulance Administrator
	Sgt. Robert Haines	Hunter Police Department
	Robert Blain	Highway Superintendent
	Marc Czermerys	Planning Board Chairperson
	Plus, all the other names on attached listing.	

Supervisor Mahoney calls the meeting to order at 6:11 PM with the Pledge of Allegiance.

AUDIT – The following vouchers were audited and approved for payment by the Town Board:
General Fund (TW) Voucher #96 through #139 in the amount of \$23,719.57
General Fund (TOS) Voucher #1007 through #1014 in the amount of \$991.53
Highway Fund (TW) Voucher #29 through #55 in the amount of \$21,802.49
Highway Fund (TOS) Voucher #1012 through #1014 in the amount of \$748.31
Landfill Closure Fund Voucher #15 through #21 in the amount of \$5,226.00
Presentation of Town Projects (Greta Hansen)

G. Hansen states she is taking stock of what is on the current Town Hall site and the site adjacent to the Town Hall. She is creating documents showing everyone's needs and states the project is being led by the highway garage issues. She has designed several site plan models.

PRIVILEGE OF THE FLOOR

Marcia Johnson reads a statement.

Dear Town of Hunter Planning Board,

I came before you last year with this same issue, but I don't believe it spurred any action when the natural beauty and desirability of this community is at risk. Thus, I am here again and will continue to be with fellow Hunter residents who share an urgency to protect our Mountain Top from unconstrained commercial development, particularly of indoor cannabis grow facilities. Once a building designed for manufacturing is built in a scenic residential area, with its attendant impacts to appearance, air quality, water resources, sound, and light, it can't be undone. Any inappropriately sized, and type, of construction can destroy a natural treasure... It can happen anywhere, and we are the stewards, you are the stewards, of this treasured destination.

In conversation last September with one of this town board's members, they casually stated, "Well perhaps we'll consider a moratorium if we get as many as 4 applications for a cannabis facility". Was this the attitude of the town board with regards to cell towers and solar fields, both uses having specific ordinances to limit and contain here?

I am emailing and providing copies of a 2014 report I presented last year to the Planning Board titled "Local Impacts of Commercial Cannabis". It features 9 communities in the Western United States, that when faced with the legalization of Cannabis, were tasked with planning for this new industry to be integrated into their existing communities. They immediately recognized the potential negative (and positive) impacts and took their responsibility to PLAN for it seriously. Most implemented temporary Moratoriums as stop-gap measures while they set about creating laws surrounding this new industry. In addition to providing copies of this report, I have pulled sections that focus on, and describe how, these local town boards proceeded. **Please read these.** I have also phoned officials from a number of these towns to gather further information; some of that discourse has proceeded to emails... **Please read them too.** I am in the midst of this research which I will compile for you, but **I urge the Town Board members to reach out to these officials and others across the US who have dealt with this... and do your own research!**

In the face of lack of zoning in Hunter we need to, at the very least, implement a temporary moratorium on this type of development, so that we can figure out whether this type of industry belongs on the Mountain Top, in Hunter, and if so, where it should be placed.

It seems indoor grow facilities can generate local tax revenue. Some of that is detailed in the report I provided. I recognize the benefits of that increased revenue, but remember that if we scar our natural beauty with ugly warehouse size buildings, with unpleasant odor, possibly increased crime, we will lose tourist revenue. Besides, money should not be the driving force in our planning... We can plan for this properly so that we have it all here... Peace, Beauty, and Economic Stability.

Our next step in urging you to implement a temporary Moratorium followed by appropriate ordinances for Hunter, will be to bring you a signed petition - signed by your local residents. Now that outdoor activity can resume, we will be reaching out to our community members for signatures to demonstrate the local support for this measure. It will require a lot of effort, but we will be proceeding with this, unless... Wouldn't the Board look like responsible and forward thinking leaders if we didn't have to resort to a petition? It would be wonderful if you were to take action, as the governments in the provided reports did, and PLAN for all of us, as we have elected you, and trust you, to do for the good of us all!

Thank you so much!
Marcia Johnson
1279 Platte Clove
Elka Park, NY 12427
cell: 845-641-3068

AMBULANCE

Councilman Semenza makes a MOTION to authorize supervisor to sign proposal with North Eastern Rescue Vehicles for Savvik Bid Contract: 2024 Wheeled Coach T2 Ambulance with a five-year bond. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Councilman Semenza amends the above MOTION to purchase with a bond if they cannot come up with a satisfactory lease. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

TOWN HALL PARKING LOT

Discussion on resurfacing Town Hall parking lot to be tabled.

Lizzie with Nonview states they will be filming a movie in the Town of Hunter the week of April 7th. The filming will be done at Selena's Diner, and they are requesting use of the Town Hall parking lot, which they would compensate the town for, the dates of 4/2/25-4/11/25.

Supervisor Mahoney asks R. Blain to move enough equipment on the east side of the building to allow for employee parking during the filming time period.

Councilman Reale states the access to the radio tower cannot be blocked.

- A. Woolheater states she needs to know when the ambulance would be needed so she can add an extra crew.

Lizzie states filming would be weekdays, 7am-5pm with minor traffic delays.

The Town Board suggest the filming company make a donation to a charity instead of paying the town.

Lizzie states they will send the town a sample contract and will check if the company will make a \$3,000 donation to the ADA trail effort.

Supervisor Mahoney makes a MOTION to enter into a contract with Cardinal Rule Productions for an amount up to \$3,000.00 as a charitable donation to the Town of Hunter for use in the ADA accessible trail project(Hunter Area Trail Committee) for use of the Town Hall parking lot for a period of up to six days, not including Wednesdays. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

GRANTS-Discuss PCA (Partners for Climate Action) Funding Futures program - Tabled

FINANCE OFFICER

Supervisor Mahoney makes a MOTION to authorize expenses RE: AOT Finance & Personnel School. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

SURPLUS PROPERTY

Councilman Kukle makes a MOTION to declare items from Building, Assessor, Court room as per list attached.

Surplus printers Assessor/Building Department
Broken and not working

BUILDING

1. HP Officejet Pro 6978 SN: TH0BP5N0HG FPU: T0F37-64002/HP Inc
2. HP Officejet Pro 9020 Serial NO: TH29OF60T3 FPU 1MR66-64001HP Inc

ASSESSOR

1. HP Officejet Pro 8600 Plus Serial NO: CN22RBR1MH FPU NO: CM750-64001
2. HP Officejet pro 8500 Wireless Serial NO: MY96C2313H June 12,2009

COURT ROOM UNDER TABLE

1. HP Officejet Pro SN: TH8902Q04G FPU: T0F37-64002/HP Inc

Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

CENTENARIAN-Discuss recognition of Mary Mc Ginnis

Councilman Semenza makes a MOTION to recognize Mary McGinnis at a ceremony to be held at the Town Hall on 3/25/25 at 6PM. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session at 7:20 PM to discuss future and pending litigation. Seconded by Councilman Reale.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:15 PM. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

NEW HIRE/REHIRE

Supervisor Mahoney makes a MOTION to hire Christopher Staffa as a Part-time Emergency Medical Technician at the existing Part-time EMT rate, effective immediately. Seconded by Councilman Reale.

Ayes -5-

Noes -0-

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