

**MINUTES OF REGULAR MEEING OF THE TOWN BOARD OF THE TOWN OF  
HUNTER HELD ON TUESDAY, JUNE 24, 2025, AT 6PM 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, RMC
Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Jason Kovacs, Esq.	Town Attorney
	Sgt. Robert Haines	Hunter Police Department
	Robert Blain	Superintendent of Highways
	Rose Santiago	Code Enforcement Officer
	Marc Czernerys	Planning Board Chairperson
	Ariel Woolheater	Ambulance Administrator
	Plus, all names on the attached listing.	

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

**MOMENT OF SILENCE** in memory of John Parslow Sr., former Councilman

**MINUTES**

Councilman Semenza makes a MOTION to approve regular meeting 4/22/25 & workshop & regular meeting minutes 5/20/25. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

**POLICE** Monthly reports April & May 2025 acknowledged.

Town of Hunter Police Department

Monthly Report

May 2025

Calls for service:	71
Arrests made:	2
Criminal charges levied:	2
Criminal complaints:	4
Non-criminal complaints:	39
Assists to other agencies:	25
Uniform traffic tickets:	20

Parking tickets: 21  
Accidents investigated: 5  
Report requests: 1 = \$10.00

Town of Hunter Police Department

Monthly Report

April 2025

Calls for service: 114  
Arrests made: 3  
Criminal charges levied: 2  
Criminal complaints: 5  
Non-criminal complaints: 72  
Assists to other agencies: 32  
Uniform traffic tickets: 35  
Parking tickets: 0  
Accidents investigated: 1  
Report requests: 0

Sgt. Haines recognizes Officer Romito and Officer McCabe who were involved in two incidents approximately two weeks ago. One incident was with a gentleman with an edged weapon. Officer McCabe had the right to use deadly force but were able to get him into custody. In a second incident Officers were engaged with an unruly individual and while taking him into custody, an Officer was injured. Sgt. Haines states the Officers deserve recognition for the decisive action and the excellent job they did, adding the town is proud of them all. Supervisor Mahoney states the Town Board fully agrees and thanks them for the work they do every day. He adds there will be recognition in the near future. Sgt. Haines thanks the Kelly family for the donation of the tasers. He asks the highway department for more barrels on the back mountain.

**TOWING**

Councilman Semenza makes a MOTION to authorize agreement received from S & T Security effective 5/1/25. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

**AMBULANCE**

Monthly report acknowledged.

**HUNTER AREA AMBULANCE**

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

518-589-4045

**BOARD MEETING REPORT**

**38 Calls in MAY 2025**

Hunter Mountain-  
Haines Falls-8  
Elka Park-5  
Dr. Schneider's-1

Tannersville-9  
Hunter-9  
Lanesville-  
Coxsackie-

Catskill-1  
Windham-1  
Ashland -  
Cairo-

**EMS Coverage-**

Palenville FH-3

Story's-2 Jewett-

CMH-8  
Albany Med-4  
AMC PEDS-1  
No Patient Found-  
Helicopter-4  
N. Dutchess-

CPR Death: No Transport-1  
Unattended-  
VA-  
RMA-8  
Public Assist-  
FIRE standby-

Kingston-7  
St Peters-  
Canceled-1  
Public Assist-  
ALS-29  
ALS RMA-9

**ACTAUAL ALS**

**TRANSPORT-20**

Ariel-11  
Barb-2  
Tom-  
Erika-11  
Meagen-6  
Molly-6

Jim-10  
Missy-5  
Brianna-  
Heather-  
Harleigh-2  
Aaron-2

Nick-9  
Jacob-6  
Dave-1  
Rachel-  
Don-8  
Chris-8

**Mileage:**

84-1- 103,275 84-2 – 34,565.70

**Mutual AID to Hunter:** windham-2 Ashland-1

**How many times we pulled 2<sup>nd</sup> crew:**

**Calls they took: 3**

Acknowledged Ambulance Financial & Expenditure Data sent to S. Groden, Greene County.  
Acknowledged receipt of request for funds to sponsor EMS Council dinner.

**ASSESSOR**

Monthly report acknowledged.  
MEMO TO: Supervisor and Town Board  
SUBJECT: Monthly Report April/May/June

FROM: The Assessor's Office  
DATE: 6/12/2025

- There were 46 Parcel Transfers this month. 17 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 0 Three lot Subdivision.
- 0 Lot Line Adjustments.
- 0 Grid Changes.
- 0 Parcel Revisions.
- The Tentative Assessment Roll was filed on May 1, 2025.
- Update photos are being taken at this time.

#### Transfers

166.18-1-37 5928 Main St

182.05-3-32 62 Lake St ALS

181.12-5-31 11 Prospect St Unit 4 ALS

166.17-2-39 139 Park Ln

164.72-6-1 190 Hunter Dr Unit Y-1 ALS

165.00-2-20.2 187 Mitchell Rd

209.04-2-7 2122 Platte Clove Rd

164.09-7-12 196 Pine n ALS

166.00-5-42 Route 25

182.00-4-43 185 Gillespie Rd

216.00-1-2 85 Beecher Rd ALS

164.73-1-2 70 Highlands Dr Unit E-2 ALS

197.00-2-3.2 166 Farrell Rd ALS

164.14-1-8.203 62 Liftside Dr Unit 203

164.06-2-19 34 Prince Rd  
164.14-1-8.213 107 Mountain Dr ALS  
164.14-1-8.213 62 Liftside Dr Unit 213,215  
164.09-9-9 Mountain Dr ALS  
148.18-1-9.2 151 Garfield Ave ALS  
164.15-5-1.110 6 Trailside Dr Unit AA-10 ALS  
  
181.12-5-5 Prospect St  
181.12-5-6 Prospect St  
181.12-5-7 Prospect St  
181.12-5-8 Prospect St  
181.12-5-9.11 Prospect St  
181.12-5-10 Prospect St  
181.12-5-11 Prospect St  
181.12-5-12 Prospect St  
181.12-5-13 Prospect St  
181.12-5-14 Prospect St  
181.12-5-15 Prospect St  
181.12-5-16 Prospect St  
181.12-5-17 Prospect St  
166.18-1-7 148 Park Ln  
166.18-1-29 25 Spring St  
181.07-2-3 6586 Route 23A ALS  
167.18-1-14 15 Prosser Rd ALS  
163.00-3-18 104 Hunter Dr ALS  
216.00-3-3 124 Railroad Rd  
165.00-1-9 36 Hyland Rd

164.11-3-6 101 Botti Dr ALS

164.15-2-9 7601 Main St

164.15-1-10 Main St ALS

164.00-2-19 Main St ALS

164.14-5-5 72 D-5 Scribner Hollow Rd

164.15-5-1.207 8 Trailside Dr BB7 ALS

**NYS ORPTS:** ack rec'd Final Telecommunications ceilings

**NYSTAX & FINANCE RPTS:** ack rec'd Equalization Rate; 2025 final special franchise full values

**BUILDING/Code Enforcement**

Monthly report acknowledged.

Monthly Report		May	2025				
Permits	Total	Amount	Renewals	3			Co
Building	16	\$5,155.40					
STR	5	\$5,650.00	Inspections	18			
			STR	8			
			Commercial & Fire Safety Inspections	5			
			Unsafe Building Letter sent	1			
Demo	1	\$100.00	Violations	1			
Sign	0		Site Plan Permits		1		
			Property Maintenance		2		

Flood	0				1	SS Mining Renewal Marc Hyer (144 Leach Dr)	
Muni Searches	5	375					
Total		\$11,430.40					
		27-May	Water Line Breaks at 254 Platte Clove RD		Village Water Main		
	Report:	28-May	Machne Tashbar (reinspection June 13th)	Commercial Fire and Safety Inspection			
				Elka Park Club House			
		5/29 Water Line Fixed/ Inspected		Onteora Club House & Theatre			
				Twilight Camp Park			
		5/29/2025	CO Issued # 3910 33 Repucci Forest Rd Emily Reid				

Acknowledged receipt of fully executed copy of contract w/ Deckard Technologies

### **PLANNING**

Monthly report acknowledged.

#### **Town of Hunter Planning Board**

#### **Monthly Report June 2025**

The Town of Hunter Planning Board met on June 3, 2025.

#### **Summary of activities:**

#### **Old Business**

1 Public Hearing.

1 Site Plan approved

### **New Business**

1 Site Plan Reviewed

1 Site Plan granted extension

3 Lot Line Adjustment Approved

### **Roundup**

Public Hearing was held for Peace Village Extension Site Plan

Holdridge Site Plan Approval extended 1 year.

Peace Village Extension in Haines Falls approved

Leib Ground Mount Solar Site Plan reviewed

Mihalick/Kerchbaumer Lot Line Adjustment approved

*The next meeting of the Town of Hunter Planning Board will be **Tuesday July 1, 2025**, at 6:30PM*

### **JUSTICE COURT**

Acknowledged receipt of April report: Hon. Prince Walsh & April & May for Hon. Timpson (no electronic copies provided)

### **SPEED LIMIT REDUCTION REQUEST**

Acknowledged receipt of information from John Aizstrauts.



cc: TB  
Police  
Hwy

**SPEED LIMIT POSTING REQUEST, May 20, 2025.**

This is for consideration of posting a speed limit appropriate for the road conditions and limitations along the entirety of Elka Park Road from Platte Clove Road to Mink Hollow.

As there is currently no posted speed limit anywhere along the length of Elka Park Road, the NYS DOT default speed limit is 55 MPH.

According to NYS DOT, a minimum lane width of 12 feet is recommended for 55 MPH. Extrapolating, a 2 lane road should be  $2 \times 12 = 24$  feet wide.

According to NYS DOT, a minimum stopping sight distance of 495 feet is recommended for 55 MPH according to their Highway Design Manual.

**Road widths** were measured at numerous locations along Elka Park Road, referenced by power pole number with respective road width following. Measurements were taken with a surveyor's wheel. Some measures are approximations as pavement/shoulder lines were vague.

41 Pole#	19 feet road width
40	20
39	20
38	20
37 (?)	20
(?)	21
223	20+
33	20+
32	21
(?)	18
Bridge	21
29	18+
28	16 (Narrowest road width corresponds with shortest sight distance)
21(?)	17
27 Pole #	18 feet
25	19
24	21

22                      23

Bridge                      22

**Stopping sight distances at curves or intersections: Measured by surveyor's wheel.**

Intersection with Yield sign at Mink Hollow and Elka Park Rd. = <sup>200-250</sup>~~200~~ feet

Intersection with Yield sign at Elka Park Rd with Park Rd. = 224/255 feet stopping sight distance left/right.

Poles 40-38 = 251 feet

38 to road crest = 239 feet

Bridge to Verizon pole 28 = 158 feet

Pole 28 = 116 feet (Shortest sight distance corresponds to narrowest width)

Green Hill intersection to "Y" road sign = 157 feet (Yield sign only on Green Hill Road.)

Dibble Dam pump house to bridge = 237 feet

**Summary:**

At no point measured, did road width meet NYS DOT's recommendation for 55 MPH. At no point measured, did stopping sight distance meet NYS DOT recommendations for 55 MPH.

**Conclusion:**

Post speed limit appropriate to the width and sight conditions and limitations of Elka Park Rd.

Councilman Reale makes a MOTION to forward this speed limit modification request to Scott Templeton of Greene County Highway to request a speed limit modification to Elka Park Road

and Platte Clove Road to Mink Hollow Road and will request 40 miles per hour. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

Councilman Reale amends the above motion to have NYS deem the appropriate speed limit based upon the roads condition. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

John Aizstraits also requests the replacement of a Stop sign at the end of Greene Hill Road coming down that disappeared during the seven-foot snowstorm.

R. Blain will check to see if the Town highway can do this on their own.

## **HIGHWAY**

Councilman Kukle offers RESOLUTIION #4 of 2022 to remove Leach Road from Local Highway Inventory. Seconded by Supervisor Mahoney.

Ayes -5- Noes -0-

Jason J. Kovacs, Esq.  
Town Attorney

## **RESOLUTION OF THE TOWN BOARD**

### **TOWN OF Hunter**

#### **Resolution to Remove Leach Road from the Local Highway Inventory (LHI)**

Date: June 24<sup>th</sup>, 2025

The Town Board (hereinafter "Town Board") of the Town of Hunter (hereinafter "Town"), duly convened in regular session at Town Hall, does hereby resolve as follows:

**WHEREAS**, the State of New York administers the Consolidated Local Street and Highway Improvement Program (CHIPS), which provides State funds to municipalities to support the construction and maintenance of certain local roads and highways; and

**WHEREAS**, the Town of Hunter participates in the CHIPS program and maintains a Local Highway Inventory (LHI) identifying those roads under Town jurisdiction that are eligible for CHIPS funding; and

**WHEREAS**, the Town Highway Superintendent has reviewed the Town's LHI and determined that Leach Road is no longer under the jurisdiction of the Town and does not meet the criteria for inclusion in the LHI, including requirements for full public access and Town maintenance responsibility; and

**WHEREAS**, the Town Board confirms that Leach Road is no longer maintained by the Town, is not open to the public year-round, and is not necessary for the continuity of the Town's highway system;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Hunter hereby removes Leach Road from its Local Highway Inventory, and declares that the Town relinquishes any claim of maintenance or responsibility for said road; and be it further

**RESOLVED**, that the Highway Superintendent is authorized and directed to notify the appropriate offices of Greene County and the New York State Department of Transportation, and to take any other actions necessary to formally amend the Town's LHI to reflect the removal of Leach Road; and be it further

**RESOLVED**, that this Resolution shall take effect immediately.

ADOPTED this 24<sup>th</sup> day of July 2025 at the meeting of the Town Board of the Town of Hunter.

Motioned by: D. Kukle  
Seconded by: S. Mahoney

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

All in Favor:

[Signature]  
[Signature]  
[Signature]  
[Signature]

All Opposed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

R. Blain states that Schutt Road will be closed Monday and Tuesday. Sgt. Haines asks highway to reattach a sign that fell off one of the barrels.

Acknowledged receipt of \$90,500 SMIP grant for Lustig Road Culvert Engineering Services

Discussion- hiring of temporary seasonal employee to be tabled to the workshop agenda.

### **LANDFILL**

Acknowledged received from Barton & Logudice Landfill water quality monitoring report.

### **PRIVILEGE OF THE FLOOR**

Allison ? who has a home off of Byrne Road, speaks to a noise complaint where in the last two weeks, she has had to call the police more than once due to the past four years of constant animal noises that start at 4 am each day. She states the police officer told her nothing can be done about farm animals, but the barking dog can be addressed. She feels the Town's Noise Ordinance applies to her situation and should be updated.

Sgt. Haines states that ordinance is applicable to dog barking on an acute basis but does not think it applies to farm animal noises as written.

J. Kovacs states an agricultural operation is generally exempt from some laws, including a noise ordinance. He will look into it further as to the use of the property and the Town Board will do more research as well.

### **MOUNTAIN TOP CARES COALITION** -Presentation from Director, Patrick Magee

P. Magee states they are a non-clinical community recovery organization in Greene County, mainly on the mountain top. They continue to grow with weekly/monthly programming, support groups, Narcan training, social events, and community education. He adds that they have twelve Narcan boxes located around the communities, and they are refilled every two weeks. He adds there will be a vendor event on their site on North Lake Road on July 11<sup>th</sup> from Noon to seven.

#### **CHARTER COMMUNICATIONS / SPECTRUM FRANCHISE RENEWAL**

Acknowledged receipt of contract, resolution, sample Public Notice & discuss franchise renewal, J. Kovacs states he has reviewed the contract. Supervisor Mahoney states it is not an exclusive agreement and there is another carrier coming to the area (Margaretville Telephone Co.). Councilman Kukle makes a MOTION to authorize the Supervisor to sign the non-exclusive contract with Charter Communications after the Public Hearing is held. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to hold a Public Hearing for the approval of the cable television agreement between Spectrum Northeast LLC and the Town of Hunter on July 8, 2025, at 5:45 PM. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

#### **HAINES FALLS CEMETARY**

Acknowledged receipt of checklist of items to execute for abandonment/state funding. The Town Board acknowledges a public meeting must be held. Supervisor Mahoney states the Feml's will notify all those who have plots and the notice will be advertised for three weeks. Supervisor Mahoney makes a MOTION to hold a public meeting on August 12, 2025, at 5:30 PM.

A special meeting of the Town of Hunter Town Board for the lot owners and members of the Haines Falls Cemetery Association for the purpose of electing directors and preventing abandonment will be held on Tuesday, August 12, 2025, at 5:30 PM at the Town Hall located at 5748 Rte. 23A in Tannersville, NY. Without directors to manage the cemetery the cemetery may become abandoned. Contact Supervisor Mahoney at 518-589-6151 Ext. 312 with questions.

Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to authorize the bookkeeper, when the time comes, to open a cemeteries account. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

#### **HUNTER HIGHLANDS NYC DEP**

Acknowledged receipt of letter from DEP Hunter Highlands compliance report.

L. Hamrah-Poladian states the town already uses Adirondack so she will contact them regarding these new services. She asks what the immediate funding source will be.

Supervisor Mahoney states there is no funding source yet, working with engineering firms to get estimates.

J. Kovacs states the short term could be a loan from the Town's general fund to be paid back by the to be formed sewer district, once the district is formed, the users will pay it back.

Supervisor Mahoney makes a MOTION to authorize up to \$100,000 from the money market general fund to be placed in a new account for the Hunter Highlands sewer plant to be repaid by the sewer district at a future date with a to be determined interest rate of 5%. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

J. Kovacs to prepare a resolution for the next meeting.

### **FIRE DISTRICTS**

Acknowledged letter sent re: merger progress to Haines Falls Fire District & Tannersville Joint Fire District

Acknowledged memorialization sent re: Town Board Resolution - land offer for consolidated fire district.

### **MORTGAGE TAX**

Acknowledged receipt of resolution depicting 1<sup>st</sup> of 2 payments: \$77,897.28

### **GRANTS**

SMART GROWTH acknowledged receipt of reminder from Michelle Higgins for quarterly reports due 6/23/25

ARPA- acknowledged receipt of completed Compliance Report (annual 3/25) from Susan Graham. Town Board thanks Susan for her work on this.

LANESVILLE FLOOD ANALYSIS:

Supervisor Mahoney makes a MOTION to accept LFA produced by SLR International. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

NORTHERN BORDERS REGIONAL COMM.- Town Board acknowledged grant awarded \$1mil Town of Hunter (Supervisor Mahoney).

Acknowledged receipt of letter of support from Ashland Supervisor R. Thompkins on same

### **TOWN SECRETARY/FINANCE OFFICER**

Supervisor Mahoney makes a MOTION to authorize expenses related to PERMA annual conference. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

**TOWN HALL** acknowledged DOYLE and S & F FIRE/SECURITY quotes. Town Board to review at budget time.

### **CORRESPONDENCE**

Acknowledged receipt of Local Law No. 11 of 2016 from A. Billias' regarding lighting.

Acknowledged receipt of Town of Catskill Public Hearing Notice

Acknowledged receipt of notice of rate increases from Charter Communications

Acknowledged receipt of letter from W. Bono re: revegetation in streams.

NYC DEP: Acknowledged receipt of complete & approved application to engage in a regulated activity SSTS repair.

Acknowledged receipt of a thank you card from J. Fletcher for the Heart of Service award.

CWC Acknowledged receipt of notice of Prelim Decisions/Resolutions #5628 through 5657

**EXECUTIVE SESSION**

Councilman Reale makes a MOTION to go into Executive Session at 7:56 pm to discuss pending litigation and the employment history of a particular person. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

C. Pascucci and LHP excused.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 8:34 pm. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 8:34 pm. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

No action taken.

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Corina Pascucci, Town Clerk, RMC  
Town of Hunter