

2StepsForward13MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JULY 22, 2025, AT 6PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Sean Mahoney David Kukle Ernest Reale	Supervisor Councilman Councilman
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian Ariel Woolheater Robert Blain Officer Russ McCabe Marc Czermerys Jason Kovacs Susan Graham Plus, all names on the attached listing.	Secretary to the Supervisor Ambulance Administrator Superintendent of Highways Hunter Police Department Planning Board Chair Town Attorney Administrative Assistant

Absent:	Raymond Legg Dolph Semenza	Councilman Councilman
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Supervisor Mahoney calls the meeting to order at 6:08 PM with the Pledge of Allegiance.

The new website for the Town of Hunter will be www.townofhunterny.gov

MINUTES

Councilman Reale makes a MOTION to approve regular meeting held 6/24/25, workshop meeting 6/10/25, special meeting held 6/17/25 & Public Hearing & workshop minutes from 7/8/25.
Seconded by Councilman Kukle.

Ayes -3-	Noes -0-	Absent -2- (Legg, Semenza)
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POLICE- Monthly report for June 2025 acknowledged.

Town of Hunter Police Department
Monthly Report
June 2025

Calls for service:	124
Arrests made:	5
Criminal charges levied:	19
Criminal complaints:	7
Non-criminal complaints:	61
Assists to other agencies:	40

Uniform traffic tickets:	37
Parking tickets:	41
Accidents investigated	6
Report requests:	2 = \$20.00

AMBULANCE- Monthly report acknowledged.

HUNTER AREA AMBULANCE

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

518-589-4045

BOARD MEETING REPORT

45 Calls in JUNE 2025

Hunter Mountain-	Tannersville-14	Catskill-
Haines Falls-13	Hunter-11	Windham-
Elka Park-1	Lanesville-2	Ashland -1
Dr. Schneider's-	Coxsackie-	Cairo-

EMS Coverage-2

Palenville FH-1 Story's- Jewett-1

CMH-12	CPR Death: No Transport-1	Kingston-12
Albany Med-4	Unattended-	St Peters-1
AMC PEDS-	VA-2	Canceled-
No Patient Found-1	RMA-6	Public Assist-
Helicopter-4	Public Assist-1	ALS-34
N. Dutchess-	FIRE standby-	ALS RMA-9
		ACTUAL ALS TRANSPORT-25

Ariel-15	Jim-10	Nick-10
Barb-8	Missy-6	Jacob-6
Tom-	Brianna-2	Dave-1
Erika-17	Heather-1	Rachel-
Meagen-8	Harleigh-3	Don-5
Molly-2	Aaron-	Chris-2

Mileage:

84-1: 84-2:

Mutual AID to Hunter: Windham -2 Catskill-1

2nd crew for HUNTER- 4 (how many calls did they take: 1)

A. Woolheater states the town is down one ambulance while the radio is being switched over to the new ambulance. S. Mahoney asks A. Woolheater to research whether there is a market for the stretcher from the old ambulance.

Councilman Kukle makes a MOTION that the ambulance take from the budgeted monies for the monitor to buy two handheld real time capnography monitors. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

A. Woolheater informs the Town Board that employee Jacob Fletcher won the Youth Provider of the Year award.

Also, she thanks the Hunter Police Department for always assisting on calls.

ASSESSOR - Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report July

DATE: 7/12/2025

- There were 47 Parcel Transfers this month. 18 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 2025 Final Assessment was Filed July 1, 2025
- Update photos are being taken at this time.

Transfers

164.05-8-25.1 52 Maple Ave ALS	181.08-2-10 8 Renwick St	180.00-2-68 43 Route 83
164.05-7-23 285 Pine Ln	165.20-1-11.112 6246 Main St	181.11-1-18 7 June Lodge Dr
182.06-1-3 5927 Main St	166.14-1-20 185 Spring St ALS	181.00-2-21 42,48,50 Clove Rd

166.00-5-34 371 Route 25 ALS	164.00-2-1.2 Scribner Hollow Rd
182.07-2-5.1 27 Clum Hill Rd ALS	210.00-3-5 2425 Platte Clove Rd
164.00-3-6 56 Nannie Ln	ALS
164.00-3-4 Nannie Ln	164.73-7-7 79 Hunter Dr N-7
164.65-4-6 31 Garfield Ave	164.00-3-24.2 Route 23A
181.08-2-19 109 Sunset Ave ALS	164.58-1-1 65 Scribner Hollow Rd
181.12-5-2 32 Prospect St ALS	C-1
182.05-1-27 88 Penrose Ave ALS	164.73-6-7 71 Hunter Dr M-7
182.06-1-25.2 Main St ALS	165.00-2-57 Par 4 Dr
182.05-3-32 62 Lake St	216.01-5-4 1655 Route 214
148.17-2-4 Garfield Ave ALS	166.00-3-27 455 Route 214 ALS
164.14-4-5.414 62 Liftside Dr #414	164.00-3-14.2 98 Good Rich Ln ALS
164.05-8-25.1 52 Maple Ave	164.00-3-38 Goodrich Ln ALS
164.14-1-8.233 62 Liftside Dr #233	166.00-4-18 Route 23A ALS
164.57-2-10 7675 Main St B-10	181.16-3-21 52 Philadelphia Hill Rd
164.14-1-8.421 62 Liftside Dr #421	181.16-3-22 33 Philadelphia Hill Rd
148.18-2-24 6 Linda Ln	182.08-1-15 Route 23A
164.73-11-5 118 Hunter Dr O5	215.00-2-12 1178 Route 214 ALS
206.03-1-5 320 Diamond Notch Rd	
ALS	
181.16-4-4 75 Thorn Apple Dr ALS	
181.16-3-12 Thorn Apple Dr ALS	
164.00-2-59 447 Scribner Hollow Rd	

Acknowledged receipt of Aventine SCAR Petitions

Supervisor Mahoney makes a MOTION to re-appoint M. Hommel as Assessor 10/1/25 - 9/30/31.
Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

Councilman Kukle makes a MOTION to re-appoint E. Legg to the Grievance Board 10/1/25-
9/30/30. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

BUILDING/Code Enforcement - Monthly report June 2025 acknowledged.

Monthly Report		June	2025				
Permits	Total	Amount					
Building	10	\$2,543.25	BP Inspections		12		
STR	3	\$2,100.00	STR Inspections		5		
Sign Permit	13	\$325.00	Fire & Safety Inspections		2		
Demo	1	\$100.00					
Muni Searches	4	\$300.00	Cease & Desist		Symanski	6/25/2025	
Operating Permit	1	\$200.00					
BP Renewal	1	\$100.00					
TOTAL		\$5,668.25					

The Town Board asks for more detail on the report (property locations)

PLANNING- Monthly report July 2025 acknowledged.

Town of Hunter Planning Board

Monthly Report July 2025

The Town of Hunter Planning Board met on July 1, 2025.

Summary of activities:

Old Business

1 Public Hearing.

1 Site Plan approved

New Business

1 Site Plan Reviewed

1 Sketch Subdivision reviewed

Roundup

Public Hearing was held for Leib Ground Mounted Solar Site Plan

Leib Ground Mount Solar Site Plan approved

Thompson Site Plan for studio addition adjacent to main house on Platte Clove Road was reviewed.

Westview Sketch 3 Lot Minor Subdivision on Scribner Hollow Road reviewed

*The next meeting of the Town of Hunter Planning Board will be **Tuesday August 5, 2025**,
at 6:30PM*

JUSTICE COURT -Acknowledged receipt of June report: Hon. Mary Susan Timpson (no electronic copy provided)

HIGHWAY

MOTION to purchase a used trailer for \$4,000.00 effective 7/8/25.

No motion made.

New 2024 Peterbilt plow truck- R. Blain states they will have it this winter.

Road Regs and Corfu Road – Town Board to discuss if road is brought up to town specifications and a road maintenance agreement is in place.

Road Regulations to be discussed at the next workshop.

Discussion- 2025 GMC Sierra crew cab pick-up truck (state bid). R. Blain states this would be a 2026 GMC Sierra crew cab pick-up truck.

Supervisor Mahoney states this would have to go out for bid.

R. Blain states it is on state bid through Thorpes GMC as they have a state contract number.

J. Kovacs states the town needs evidence that the vehicle is on state bid, adding if it can be documented that it is on state bid, he is comfortable with it.

L. H-P states she requested this information from Thorpe's but was only given a vendor number, not a state contract.

Councilman Kukle makes a MOTION to approve the purchase subject to Thorpe's providing the town with the information needed. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2-(Legg, Semenza)

Discussion- Landowners access to property for Lustig Rd culvert replacement.

R. Blain states he was told Greene County Soil & Water was taking care of this.

Supervisor Mahoney states they are but have asked the town for assistance in getting landowner permission, he will be sending letter to landowners.

Supervisor Mahoney asks R. Blain to get quotes for blacktopping the Town Hall parking lot this year.

PRIVILEGE OF THE FLOOR- no speakers.

SPEED LIMIT REDUCTION REQUEST

Acknowledged receipt of letter sent: GREENE CTY HWY resident-initiated request-reduce speed limit on Elka Park Road. Greene County has requested a traffic study from NYSDOT.

SURPLUS PROPERTY

DISCUSS auction of police car.

Councilman Reale makes a MOTION to allow the Supervisor to put the surplus police car on Facebook Marketplace as well as surplus IBM Selectric typewriter supplies. Seconded by Councilman Kukle.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

CHARTER COMMUNICATIONS

Acknowledged receipt of franchise fees \$11,269.48 first quarter 2025.

Councilman Kukle offers RESOLUTION #6 of 2025 for franchise agreement (Public Hearing held on 7/8/25). Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

STATE OF NEW YORK

Town of Hunter

County of Greene

In the Matter of the Granting of a Cable Television Franchise Held by **Spectrum Northeast, LLC**
in the **Town of Hunter, County of Greene**, New York

RESOLUTION #6 of 2025

An application has been duly made to the Board of the **Town of Hunter, County of Greene**, New York, by **Spectrum Northeast, LLC**, an indirect subsidiary of Charter Communications, Inc. (“Charter”), a limited liability company organized and existing in good standing under the laws of State of Delaware doing business at 2604 Seneca Avenue, Niagara Falls, NY 14305, for the approval of a renewal agreement for Charter's cable television franchise for fifteen (15) years commencing with the date of approval by the Public Service Commission.

The franchise renewal agreement would bring the franchise into conformity with certain provisions of the Federal Cable Communications Policy Act of 1984, as amended, and certain court rulings. A public hearing was held in the Town of Hunter, New York on July 8, 2025 at 5:45 P.M. and notice of the hearing was published in the Catskill Daily Mail on July 1, 2025.

NOW, THEREFORE, the Board of the Town of Hunter finds that:

1. Spectrum Northeast, LLC has substantially complied with the material terms and conditions of its existing franchise and with applicable law; and
2. Spectrum Northeast, LLC has the financial, legal and technical ability to provide these services, facilities and equipment as set forth in its proposal attached; and

3. Spectrum Northeast, LLC can reasonably meet the future cable-related community needs and interests, taking into account the cost of meeting such needs and interests.

BE IT FURTHER RESOLVED that the Board of the **Town of Hunter** hereby grants the cable television franchise of Spectrum Northeast, LLC and the **Town of Hunter** for fifteen (15) years commencing with the date of approval by the Public Service Commission and expiring fifteen (15) years hence.

BE IT FURTHER RESOLVED that the Board of the **Town of Hunter** hereby confirms acceptance of this franchise renewal agreement.

The foregoing having received a unanimous vote was thereby declared adopted.

Dated: July 23, 2025.

GRANTS

Acknowledged copy of communication sent to Sen Hinchey Re: funding request.

Acknowledged copy of summary funding request sent to Josh Riley

Acknowledged draft status report & follow-up actions from Lesley Zlatv, DOS

NBRC:Deadline:7/23/25 to complete negotiations process & SAMS info

Supervisor Mahoney makes a MOTION to authorize Capital Dist. Regional Planning Commission to assist Town. Seconded by Councilman Kukle.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

SMART GROWTH

Acknowledged receipt of RFP from Margaret Irwin.

Councilman Kukle makes a MOTION to finalize the Comprehensive Plan scope of work and have it posted on the NYS Contract Report. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

Supervisor Mahoney makes a MOTION the Town of Hunter, with grant funding, support the Village of Hunter and the Village of Tannersville in a joint comprehensive plan to include the town and encompassing both villages and that the town move forward with town funds to that goal. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

SMART GROWTH-Ack DEC progress report sent.

The Town Board acknowledges Susan Graham for the wonderful job she is doing with administering grants.

YOUTH COMMISSION

Acknowledged receipt of names for the committee interested in serving on the Mountain Top Youth Commission.

Supervisor Mahoney makes a MOTION to appoint the following to the Mountain Top Youth Commission:

Jessica McBride

Raymond Legg

Holly Lacey

Sarah Slutzky

Dylan Legg

Sarah Pellizzari

Amara Reme

Derrick Curran

Amber Renner

Mike Barcone

Liz Rizzo

Lisa Poole

Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

Acknowledged insurance & budget requirement info from NYMIR. Approximate cost to policy \$1500.

Lara states the insurance company needs a budget before the final cost is determined and she recommends a contract with the coalition before moving forward.

J. Kovacs states the town can pass a local law approving the commission and appointing the members. This would be an arm of the town, and the Town Board would have oversight. He adds that any funds the committee raises would go into the town funds and could be put into a sub-account for the group.

L.H-P asks who would oversee the funds.

Supervisor Mahoney states the Town Board member sitting on the commission would oversee the funds and the committee would adopt bylaws.

Supervisor Mahoney makes a MOTION to ask the Town Attorney to draft a local law establishing the formation of the Town of Hunter Youth Commission. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

NYCDEP

Acknowledged receipt of Subsurface Sewage Treatment System (SSTS), repair needed on Higgins Road

HUNTER HIGHLANDS

Acknowledged fully executed contract w/ Cedarwood Environmental

AGRICULTURE AND MARKETS

Acknowledged receipt of Dog Control Officer Inspection Report - satisfactory rating.

Acknowledged receipt of Municipal Shelter Inspection Report - satisfactory rating.

CORRESPONDENCE

Acknowledged receipt of Town of Catskill planning Board notice of application for wireless service facility.

Acknowledged the Village of Hunter has been awarded a grant for \$585,000 grant for the GIGP for water metering system.

Acknowledged receipt of Mountain Top Historical Society invitation for residents to attend 7/26/25.

STONE CARVING- Acknowledged free stone carving class 8/18/25-8/30/25.

L. H-P has advised the board that K. VanHentenryck has asked that the impound lot be moved before the stone carving seminar.

Acknowledged receipt of letter from Governor Hochul to start construction on Cold Spring Hotel for affordable housing.

George Kelly informs the Town Board that on 8/16/25 there will be a Grand Opening at the Tannersville Park with fireworks, food, drink, and rides.

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session at 7:33 PM to discuss the employment history of a particular person and contract negotiations for Hunter Highlands septic. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

C. Pascucci and L. H-P excused at 7:57 PM.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 8:36 PM. Seconded by Councilman Reale.

|Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

RESIGNATION

Supervisor Mahoney makes a MOTION to accept the resignation of Zoe Moore, Administrative Assistant. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

Supervisor Mahoney makes a MOTION to adjourn at 8:37 PM. Seconded by Councilman Reale.

Ayes -3-

Noes -0-

Absent -2- (Legg, Semenza)

Corina Pascucci, Town Clerk, RMC

Town of Hunter