

**MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF  
HUNTER HELD ON TUESDAY, AUGUST 26, 2025, AT 6PM AT THE TOWN HALL  
LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK**

Our New Website will be [www.townofhunterny.gov](http://www.townofhunterny.gov)

|          |                            |                 |
|----------|----------------------------|-----------------|
| PRESENT: | Sean Mahoney(left 6:30 PM) | 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                        | Town Attorney               |
|                 | Sgt. Robert Haines                  | Hunter Police Department    |
|                 | Ariel Woolheater                    | Ambulance Administrator     |
|                 | Robert Blain                        | Superintendent of Highways  |
|                 | Plus, all names on attached listing |                             |

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

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session at 6:00 PM to discuss pending litigation with counsel. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 6:29 PM. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to allow Attorney Jason Kovacs to initiate a motion against Ralph Szymanski on behalf of the Town of Hunter. Seconded by Councilman Kukle.

Ayes -4-                      Noes -0-                      Recuse -1- (Councilman Legg)

Supervisor Mahoney leaves (6:30 PM)

**MINUTES**

Councilman Kukle makes a MOTION to approve regular meeting minutes 7/22/25 and Cemetery Public Hearing 8/12/25. Seconded by Councilman Legg.

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

**POLICE** - Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

July 2025

Calls for service:                      112

|                            |             |
|----------------------------|-------------|
| Arrests made:              | 5           |
| Criminal charges levied:   | 10          |
| Criminal complaints:       | 8           |
| Non-criminal complaints:   | 59          |
| Assists to other agencies: | 22          |
| Uniform traffic tickets:   | 71          |
| Parking tickets:           | 26          |
| Accidents investigated:    | 3           |
| Report requests:           | 4 = \$40.00 |

**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 2025

|                   |                 |             |
|-------------------|-----------------|-------------|
| Hunter Mountain-  | Tannersville-13 | Catskill- 4 |
| Haines Falls-12   | Hunter-14       | Windham-    |
| Elka Park-3       | Lanesville-2    | Ashland -3  |
| Dr. Schneider's-1 | Coxsackie-      | Cairo-      |

#### EMS Coverage-4

Palenville FH-2    Story's-    Jewett-2

|                    |                          |                              |
|--------------------|--------------------------|------------------------------|
| CMH-13             | CPR Death: No Transport- | Kingston-16                  |
| Albany Med-2       | Unattended-              | St Peters-1                  |
| AMC PEDS-          | VA-                      | Canceled-3                   |
| No Patient Found-5 | RMA-12                   | Public Assist-               |
| Helicopter-        | Public Assist-           | ALS-38                       |
| N. Dutchess-       | FIRE standby-            | ALS RMA-12                   |
|                    |                          | <b>ACTUAL ALS TRANSPORT-</b> |

|          |            |         |
|----------|------------|---------|
| Ariel-8  | Jim-16     | Nick-22 |
| Barb-4   | Missy-9    | Jacob-5 |
| Tom-     | Brianna-   | Dave-2  |
| Erika-17 | Heather-5  | Rachel- |
| Meagen-7 | Harleigh-7 | Don-10  |
| Molly-9  | Aaron-1    | Chris-  |

**Mileage:**

84-1:                      84-2:

**Mutual AID to Hunter: WINDHAM-3   CATSKILL-2                      ASHLAND-1(PER TANN CAR1)**

Acknowledged receipt of resolution 274-25 Greene County re: Paramedic Candidate Training award.

**ASSESSOR** - Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report August

DATE: 8/11/2025

- There were 28 Parcel Transfers this month. 10 were Arm's length (ALS), Sales listed below.
- 1 Parcels Combinations.
- 1 two lot Subdivision.
- 4 Lot Line Adjustments.
- 21 Grid Changes.
- 19 Parcel Revisions.
- Data Collection for the 2026 Assessment Roll has Started
- Update photos are being taken at this time.

Transfers

182.05-3-10 5941 Main St ALS

181.08-2-14 54 Renwick St

182.05-3-25 111-113 S Main St ALS

164.10-1-32 16 Dolans Ln ALS

164.05-8-3.21 64 Maple Ave

164.10-5-2 35 Mountain Dr

164.05-2-6 12 Chefs Ln ALS

164.05-2-13 Chefs Ln ALS

164.09-2-20 38 Mountain Dr

216.01-7-9 1554 Route 214 ALS

148.18-2-24 6 Linda Ln

165.00-1-25 Route 23A

215.00-2-12 1178 Route 214

166.00-3-19 Allen Brooke Rd

166.00-3-21 20 Allen Brook Rd

217.00-1-18 551 Silver Hollow Rd

166.00-5-31 149 Route 25

166.00-5-11 165 Route 25

164.00-2-33 265 Scribner Hollow Rd ALS

167.00-4-15 85 Laurel House Rd ALS

167.00-4-16 Laurel House Rd ALS

165.00-2-20.2 187 Mitchell Rd

164.65-3-1 32 Highlands Dr Unit 11

181.11-1-5 25 Baker Ct

150.03-2-15 Candace Rd East

216.01-6-17 49 Janssen Rd ALS

181.12-2-5 228 Platte Clove Rd

182.00-4-17 265 Clum Hill Rd

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

| July<br>Date | Name                   | Item            | Address         | Permit # | CH |
|--------------|------------------------|-----------------|-----------------|----------|----|
|              |                        |                 |                 |          |    |
| 7/10/2025    | Data Trace             | Muni Search     |                 | 202528   | 81 |
|              | Data Trace             | Muni Search     |                 | 202529   | 81 |
|              | JD Haines Falls LLC    | STR Permit      |                 | 195      | 26 |
| 7/14/2025    | Kieran Brodaricks      | Building Permit | Jensen Rd       | 4036     | Ca |
|              | Data Trace             | Muni Search     |                 | 2025-28  | 81 |
|              | Plug PV                | Building Permit | (Solar)         | 4037     | 11 |
| 7/15/2025    | Brooke Kasman          | Building Permit | Hunter Mnt      | 4039     | 11 |
|              | Great Day Improvements | Building Permit |                 | 4038     |    |
|              | Darlene Colandrea      | Building Permit |                 | 4038     | Ca |
|              | Deer Mnt Inn           | Sign Permit     |                 | (Zoe)    | 65 |
| 7/16/2025    | Harry Hawley Inc       | Muni Search     |                 | 202529   | 30 |
| 7/23/2025    | Data Trace             | Muni Search     |                 | 202530   | 80 |
|              | Michael Martin         | STR Permit      |                 | 208 R    | 17 |
|              | Pedro Umana            | Building Permit | 5854 Route 23A  | 4040     | CA |
| 7/25/2025    | Vogelkop INC           | Demo Permit     | 85 Laurel House | 2025-71  | 77 |
|              | Rusk Hollow LLC        | STR Permit      | 16 Rusk Hollow  | 219      | 10 |

|           |                   |                 |                         |      |    |
|-----------|-------------------|-----------------|-------------------------|------|----|
| 7/29/2025 | 145 Clum Hill LLC | STR Permit      | 145 Clum Hill           | 202  | 10 |
| 7/30/2025 | Joshua Norton     | STR Permit      | 178 Pine Ln             | 215  | 15 |
|           | ACO-Del Group     | Building Permit | 5347 Rte 23A<br>Renewal | 3793 | 73 |
| 7/31/2025 | Elizabeth Murray  | STR Permit      | 121 Diamond Notch       | 110  | 13 |

**PLANNING** - Monthly report acknowledged.

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

#### **Monthly Report July 2025**

The Town of Hunter Planning Board met on August 5, 2025.

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

##### **Old Business**

1 Public Hearing.

1 Site Plan approved

! Conditional Subdivision Approval Extended

##### **New Business**

1 STR Site Plan Reviewed

1 Lot Line Adjustment Approved

##### **Roundup**

Public Hearing was held for Thompson Studio Building Site Plan

Cortina Mountain Conditional Subdivision approval extended 90 Days. They currently have an investor that is working through due diligence (including FOIL requests to the town).

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

Graffeo Lot Line Adjustment on Heavenly Valley Road was approved – approx. 2.8 acres between two lots owned by applicant.

6493 State Route 23A 10 Bedroom STR site plan was deemed incomplete and unable to be acted upon due to the house legally only being a 6 bedroom. Applicants’ representatives were given multiple options for how they could decide to move forward.

*The next meeting of the Town of Hunter Planning Board will be **Tuesday September 2, 2025, at 6:30PM***

**JUSTICE COURT** – Acknowledged receipt of July report: Justice Timpson – no electronic copy provided.

**TAX COLLECTOR** – Acknowledged receipt of 2025 Tax Collector’s Report  
**TOWN OF HUNTER**

**TAX COLLECTOR**

August 8, 2025

***2025 TAX COLLECTOR’S REPORT***

2025 Town and County Taxes have been reconciled with the Greene County Treasurer’s Office.

Breakdown as follows:

|                                                |                |
|------------------------------------------------|----------------|
| Amount collected January through July 31, 2025 | \$6,470,662.62 |
|------------------------------------------------|----------------|

(Of this amount \$3,344,619.00 was Town of Hunter budget amount  
and \$28,031.11 was collection of delinquent water and sewer on  
behalf of the Village of Hunter and \$44,002.03 for the Village of Tannersville)

|                                               |               |
|-----------------------------------------------|---------------|
| Amount of unpaid taxes returned to the County | \$ 291,372.13 |
|-----------------------------------------------|---------------|

|                                        |               |
|----------------------------------------|---------------|
| State Lands collected by Greene County | \$ 659,442.39 |
|----------------------------------------|---------------|

|                                         |                      |
|-----------------------------------------|----------------------|
| Corporation Taxes Paid to Greene County | <u>\$ 417,653.59</u> |
|-----------------------------------------|----------------------|

|               |                |
|---------------|----------------|
| Total Warrant | \$7,839,130.73 |
|---------------|----------------|

Penalties collected and paid to Supervisor:

|               |                    |
|---------------|--------------------|
| February      | \$ 1,759.17        |
| March         | \$ 3,407.01        |
| April         | \$ 3,660.66        |
| May           | \$ 9,443.68        |
| June          | \$ 2,839.78        |
| July          | <u>\$ 3,087.78</u> |
| Total Penalty | \$24,198.08        |

Interest on NOW Account:

|                   |                    |
|-------------------|--------------------|
| Dec 24-January 25 | \$ 445.80          |
| Feb-July          | <u>\$ 1,549.95</u> |
| Total             | \$ 1,995.75        |

Per parcel notice charge paid to Supervisor

|                      |                  |
|----------------------|------------------|
| Collected parcels    | \$ 334.00        |
| Un-collected parcels | <u>\$ 482.00</u> |
| Total                | \$ 816.00        |

Total amount paid to Supervisor for penalties, interest and notice fees \$27,009.83

|                                        |                |
|----------------------------------------|----------------|
| Plus, overpayments too small to refund | \$ <u>2.54</u> |
|                                        | \$ 27,012.37   |

### **HIGHWAY**

Discuss closure dates: Platte Clove Mtn Rd(due to bridge) and Elka Park (Roaring Kill section).  
Tabled to October meeting.

Councilman Semenza makes a MOTION to put out for bid 2026 Pickup Truck with V-Plow.  
Seconded by Councilman Kukle.

|          |          |                      |
|----------|----------|----------------------|
| Ayes -4- | Noes -0- | Absent -1- (Mahoney) |
|----------|----------|----------------------|

### **SURPLUS PROPERTY**

Councilman Semenza makes a MOTION to surplus Ingersol Rand air compressor & 1988 Osh Kosh Dump Truck. Seconded by Councilman Reale.

|          |          |                      |
|----------|----------|----------------------|
| Ayes -4- | Noes -0- | Absent -1- (Mahoney) |
|----------|----------|----------------------|

R. Blain states there is no minimum bid to be set as is going on an auction website and he can decline bids he feels are too low.

### **HISTORIAN**

Discussion on decorations for Labor Day. Town Board leaves this item up to DeDe.

DeDe asks for assistance with removing the old and broken barrel planters from the Historical Society property which she would like to have removed before Labor Day.

Councilman Semenza makes a MOTION to write a letter of support for St. Francis Church to be listed on National Registry. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

#### **PRIVILEGE OF THE FLOOR** – No speakers

#### **CONTRACT**

Councilman Semenza makes a MOTION to authorize 2025 Stone Carving Contract. Seconded by Councilman Legg.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

#### **TANNERSVILLE JOINT FIRE DISTRICT**

Acknowledged receipt of merger resolution for Haines Falls-Tannersville eff. 1/1/26.

#### **KAATSKILL MOUNTAIN CLUB**

Councilman Semenza makes a MOTION to hire the firm of Tabner, Ryan & Keniry, LLP to represent the town in the ongoing litigation with the Kaatskill Mountain Club pertaining to the tax assessment and further issues with them. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

#### **GRANTS**

Acknowledged receipt of award letter from DOS for Local Gov't Efficiency Program for \$1,250,000

Acknowledged receipt of fully executed copy of intermunicipal agreement with Village of Tannersville re: Climate Smart Grant CFA application. & Certifications (Exec Order 16 no business w/Russia; Sexual Harassment Prevention)

Acknowledged received from NYS Education Department. RFP #58, Local Government Records Management Improvement

Acknowledged receipt of thank you from E. Tavarez, sharing the summary of Town hall/highway garage project.

#### **GREENE COUNTY**

Councilman Semenza makes a MOTION to discontinue diesel fuel 8/15/25 from Main Care and Bottini take over for following year. Seconded by Councilman Legg.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

Greene County Highway Meeting held 7/24/25 to discuss bridge on Cty Rte 16, top of Platte Clove Mt. Rd.

#### **NYS COMPTROLLER/2026 BUDGET**

Acknowledged receipt of notice of TMA State aid for \$549.00

Councilman Semenza makes a MOTION to hold the 1<sup>st</sup> Budget workshop on 9/30/25 at 5pm pending Supervisor Mahoney's availability. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

## **TOWN COMPLEX HIGHWAY GARAGE ENGINEERING PROPOSAL**

Discussion on TOH-New Highway Facility-Engineering Services Proposal from Lamont Engineers, tabled to next meeting.

## **TOWN HALL**

Nov 2025 Workshop Meeting (Veterans Day)

Councilman Semenza makes a MOTION to move the November Workshop meeting from 11/11 to 11/10/25 at 6pm as the Town Hall is closed on 11/11 for Veterans Day, pending Supervisor Mahoney's approval. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

## **CORRESPONDENCE**

Acknowledged request for assistance regarding Schoharie Creek bank erosion and permit guidance.

Acknowledged receipt of correspondence of meeting held w/ Vail Resorts

Acknowledged receipt of preliminary project proposal from AC POWER

Acknowledged receipt of thank you from F. Marotta for assistance by R. McCabe and two additional officers.

Acknowledged receipt of NYMIR Annual 2024 Report

## **EXECUTIVE SESSION**

Councilman Semenza makes a MOTION to go into Executive Session at 7:01 PM to discuss personnel and contract negotiations. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

Councilman Semenza makes a MOTION to come out of Executive Session at 7:29 PM. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

Councilman Semenza makes a MOTION to reopen the regular meeting. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

## **TERMINATION**

Councilman Semenza makes a MOTION to terminate Nicole Benjamin's employment, including from Civil Service. She has not appeared on payroll since 2023. Seconded by councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

## **NEW HIRE**

Councilman Semenza makes a MOTION to hire Stacey Lacitignola as an Ambulance Driver starting 8/27/25 pending DMV approval at the rate of ambulance driver for the Town of Hunter with a six-month probationary period. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

**HUNTER TANNERSVILLE CSD**

HTCSD -Acknowledged receipt of Certificate of Insurance for fueling.

Councilman Kukle makes a MOTION to add a surcharge of five cents per gallon of diesel as discussed at the last meeting when the Supervisor was present. Seconded by Councilman Legg.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

Councilman Semenza makes a MOTION to adjourn at 7:32 PM. Seconded by Councilman Reale.

Ayes -4-

Noes -0-

Absent -1- (Mahoney)

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Corina Pascucci, Town Clerk, RMC

Town of Hunter