

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

Our New Website will be www.townofhunterny.gov

Present:	Sean Mahoney(arriv. 6:10pm)	Supervisor
	David Kukle	Councilman
	Raymond Legg	Councilman
	Ernest Reale	Councilman
	Dolph Semenza	Councilman
	Lara Hamrah-Poladian	Secretary to the Supervisor
Others Present:	Ariel Woolheater	Ambulance Administrator
	Sgt. Robert Haines	Hunter Police Department
	Rose Santiago	Code Enforcement Officer
	Robert Blain	Superintendent of Highways
	Jason Kovacs	Town Attorney
	Plus, all names on attached listing.	
Absent:	Corina Pascucci	Town Clerk

Councilman Semenza opens the meeting at 6pm with the Pledge of Allegiance.

MINUTES

Councilman Reale makes a MOTION to approve workshop meeting 8/12/25 & regular meeting minutes 8/26/25 with a correction noted by Councilman Kukle correcting an error on the 9/9/25 minutes (yet to be approved by board) that incorrectly recorded him making and seconding a motion. Seconded by Councilman Legg.

Ayes -4-

Noes -0-

Absent -1- (Supervisor Mahoney)

**Town Clerk note- the correction has been made to the 9/9/25 minutes.

POLICE- Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

August 2025

Calls for service:	135
Arrests made:	7
Criminal charges levied:	18
Criminal complaints:	5
Non-criminal complaints:	70
Assists to other agencies:	40
Uniform traffic tickets:	54
Parking tickets:	34

Accidents investigated: 6
Report requests: 3 = \$30

AMBULANCE -Monthly report acknowledged. (no electronic copy received)
Acknowledged receipt of applications for M. Fletcher & M. Fischer (Drivers)
Lucas machine has been received.

ASSESSOR- Monthly report acknowledged. (no electronic copy received)

BUILDING/Code Enforcement- Monthly report acknowledged.
Councilman Reale states the format of Rose's reports is the most informative they have received from this department.

Monthly Report		August
Permits	Total	Amount
Building	6	\$2,739.55
Site Plan	1	\$1,872.00
STR	8	\$7,400.00
Demo	1	\$100.00
Sign	0	\$0.00
Flood	0	0
Muni Searches	9	\$675
Total		\$12,786.55

4-Aug	67 Squirrell Hill Rd	Property Maintenanc
4-Aug	110 Mattice Farm Rd	Shane Kappel
15-Aug	2073 Rte 214 Lanesville	STR
8/19/2025	Steph Thompson Guest House Studio	
20-Aug	Kershaumber	Retaining wall

certificates issued:

CO's

CC's

1

August Date	Name	Item	Ad
8/1/2025	Data Trace Glasco	Muni Search Muni Seach	
8/4/2025	Edwin Benjamin Dean McGuinness	Building Permit Building Permit	124 Plat
8/6/2025	KCS Land Research	Muni Search	
8/7/2025	John G Farrell KCS Land Research Skyline Title Support	Building Permit Renewal Muni Search Muni Search	
8/11/2025	Lavaflow Brian Wagner	STR Permit Renewal STR Permit	81 Clo App
8/12/2025	Highmark Builder's Rosanne Emery Rosanne Emery	Building Permit Demo Permit Building Permit	484 301 301
8/13/2025	MDS of NY Muni	Muni Search	
8/14/2025	KCS Land Research	Muni Search	

	SMPR Title Agency INC Wall Street Abstract Ondrej Kozak	Muni Search Muni Search STR Permit Renewal	
8/15/2025	Catherine Hirst Marq Williams	Building Permit STR Permit	124 207
8/20/2025	135 JJ Rd Stephanie Thompson Voloisevich Caterina Riccobono MDS of NY	STR Permit Renewal Building Permit STR Permit Renewal Building Department Muni Search	135 179 73 187
8/25/2025	Shangri Li Vacation Homes Deer Mnt Inn LLC Promaulayko Michele	Building Permit STR Permit Renewal STR Permit Renewal	314 854 10
8/26/2026	Brahma Kumaris World Spiritual	Site Plan Permit	39

PLANNING - Monthly report acknowledged.

Town of Hunter Planning Board

Monthly Report September 2025

The Town of Hunter Planning Board met on September 2, 2025.

Summary of activities:

Old Business

1 Minor Subdivision reviewed

1 Site Plan for 6 Bedroom STR reviewed

New Business

1 Expired Conditional Site Plan extended

Roundup

Westview Minor Subdivision on Scribner Hollow Road was reviewed. Declared for Lead Agency and set date for Public Hearing.

6493 State Route 23A updated their STR site plan application to 6 bedrooms. Application was reviewed and declaration for Lead Agency, referral for 239 review and Public Hearing set.

Mountain Trails Inn Site Plan given one year extension maintaining original conditions of their site plan.

The next meeting of the Town of Hunter Planning Board will be **Tuesday October 7, 2025, at 6:30PM**

JUSTICE COURT-Acknowledged receipt of report for 8/2025 from Justice Timpson(no electronic copy provided)

Supervisor Mahoney offers RESOLUTION #7 of 2025

Be it resolved, The Board of the Town of Hunter authorizes The Town of Hunter, Town Court to apply for a JCAP grant in the 2025-2026 grant cycle up to \$30,000.

Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Supervisor Mahoney states the previous motion made is still in effect and that motion was:

Councilman Kukle makes a MOTION to allow the Justice Court to apply for the JCAP grant as stated in the above letter, which they (Justice Court) will administer and handle all the actions and reporting that has to do with this grant. Also, that the court share with the Town Board, after they win the grant, what they are purchasing to make the court more efficient. Seconded by Supervisor Mahoney.

Ayes -5-

Noes -0-

Supervisor Mahoney states any modifications made to the Town Hall would need the approval of the Town Board.

HIGHWAY

Acknowledged receipt of sealed bid for 2026 pickup truck.

2026 4x4 1 ton 3500 crew cab 9 ½ fisher stainless v plow.

1. Thorpes GMC Inc, Tannersville, NY \$62,212.50

Councilman Reale makes a MOTION to award the bid for 2026 4x4 1 ton 3500 crew cab 9 ½ fisher stainless v plow to Thorpes GMC Inc. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Acknowledged SMIP application & letter of support sent to GCSWCD for construction on Lustig Rd for \$250,000.

Supervisor Mahoney makes a MOTION to accept the balance of the highway paving from the highway fund. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Town to transfer highway funds to general to offset town hall west parking lot.

L. H-P states that ARPA funds are not being used for the paving of the parking lot.

PRIVILEGE OF THE FLOOR – no speakers

COMPRHENSIVE PLAN

Acknowledged receipt of fully executed copy of Intermunicipal Agreement with 2 Villages & Town.

VILLAGE OF HUNTER

Councilman Kukle makes a MOTION to authorize and sign consent for V of H to install utility pole on Garfield Ave. Seconded by Supervisor Mahoney.

Ayes -5-

Noes -0-

ARPA

Discussion on request to use ARPA funds to offset technology deficit.

Supervisor Mahoney states the funds have all been earmarked for other items and projects.

CHARTER COMMUNICATIONS

Acknowledged receipt of fully executed copy of franchise renewal agreement.

HAINES FALLS FIRE DISTRICT

Acknowledged receipt of fully executed copy of merger resolution for Tannersville & Haines Falls Fire Districts.

NYS COMPTROLLER

Acknowledged receipt of Annual Fiscal Stress Score 2024 all indicating the Town of Hunter is not under fiscal stress.

TOWN HALL

Acknowledged receipt of Notice of Workers Comp & Cert. of Liability Insurance from HTCSD for fueling.

2026 BUDGET WORKSHOP

Budget workshop is set for 9/30/25 at 5:00 pm

CORRESPONDENCE

Acknowledged Town of Hunter Emergency Order regarding Burn Ban.

2025 TRANSFERS & BUDGET JRL'S & MODIFICATION

Councilman Kukle makes a MOTION to approve the following:

- 1)eff 6/30/25 Budget Jrl Entry to Dbt A5720 & Cr A4540.2 by \$223,872.00 to show Bond proceeds (new amb) and to fund the expenditure acct
 2. Bdg. Jrl entry to Dbt A1355.11 & Cr A1355.42 by \$25.00 to put acct in good standing
 - 3)eff 7/31/25 Bdg Jrl entry to Dbt A4540.4 & Cr A4540.41 by \$605.00 to cover GCEMS payment
- Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney states 1/1/2026 will be a state enacted building code which means one will no longer be able to get a building permit for new construction (under 50,000 sq. ft.) for any propane of fuel oil(all fossil fuels) making the primary source for cooking, water and heat must be electric.

Discussion on home rule and financial burden on homeowners.

The question is whether or not the grid is sustainable.

Supervisor Mahoney will gather this information from Central Hudson.

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session to discuss the employment of a particular individual `at 6:40 PM. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 7:25 PM. Seconded by Councilman Reale.

Ayes -5-

Noes -0-

NEW HIRES

Supervisor Mahoney makes a MOTION to hire Michelle Fletcher and Matthew Fisher both as Part Time Ambulance Drivers at \$19.00 per hour to start immediately. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 7:26 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Corina Pascucci, Town Clerk, RMC

Town of Hunter