

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JANUARY 27, 2026, AT 6:00 P.M. AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Sean Mahoney	Supervisor
	Ernest Reale	Councilman
	Dolph Semenza	Councilman
	David Kukle	Councilman
Others:	Corina Pascucci	Town Clerk
	Bruce Feml	Animal Control Officer
	Marc Czermerys	Planning Board Chairman
	Ariel Woolheater	Ambulance Administrator
	Robert Blain	Highway Administrator
	Robert Haines	Sargeant, Hunter Police Department
	Rose Santiago	Code Enforcement Officer
	Jason Kovacs, Esq.	Town Attorney
Absent:	Raymond Legg	Councilman

Supervisor Mahoney called the meeting to order at 6:08 p.m. with the Pledge of Allegiance.

MINUTES

MOTION was made by Councilman Kukle to approve minutes of the Regular Meeting held 12/29/2025, Organizational Meeting held 01/06/2026, and Workshop Meeting held 01/13/2026. Motion was seconded by Councilman Semenza.

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

GREENE COUNTY PUBLIC HEALTH

Presentation by Laura Churchill, Director of Public Health and Kerrie Muller, Deputy Director. Goal is to check in with communities to see if the town has any needs, information regarding the public health's mobile van for access to services. Name of clinic has changed from Family Planning to Community Health, focusing on wellness with expanded services. Question is where the van should be located for the best access to services. GCPH is interested in servicing vaccinations and physicals for seasonal employees working in the area, and vaccinations for children and babies. Van is at the Hunter Library and Mountain Top Library regularly when the weather permits. Screenings, cholesterol tests, blood sugar tests, health insurance enrollment, referrals to primary care, reproductive health care, addiction recovery services, blood pressure clinics. The van also assists children from 0 – 3 years and also from 3-5 years, that have special needs. Tick surveillance is performed; they will be providing the Town Hall with tick kits to

give out. Supervisor Mahoney offered to host the van at the town building. Paws for Claws will do a rabies clinic, usually on a Saturday. A lot of grant money is received by GCPH to provide these services. The next five-year cycle for Community Health Improvement Plan will be targeting suicide, tobacco reduction and vaping in the schools. Also, food insecurity is a huge problem which is being addressed. The GCPH clinic operates on a sliding fee scale for no-insurance and underinsured. This includes immunizations for children and adults. Councilman Reale asks about insurance information and instruction. Insurance assistance can also be provided over the telephone. Evenings and weekends are doable for the van to be in our area. Workers require a bathroom to be available for them to use and for specimen collection.

POLICE

Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

December 2025

Calls for service:	101
Arrests made:	0
Criminal charges levied:	0
Criminal complaints:	6
Non-criminal complaints:	60
Assists to other agencies:	18
Uniform traffic tickets:	22
Parking tickets:	0
Accidents investigated:	11
Report requests:	5 = \$50.00

Town of Hunter Police Department

Yearly Report 2025

Calls for service:	1222
Arrests made:	40
Criminal charges levied:	76
Criminal complaints:	66
Non-criminal complaints:	684
Assists to other agencies:	323
Uniform traffic tickets:	415
Parking tickets:	149
Accidents investigated:	67
Report requests:	39 = \$380.00

Sargeant Haines reviewed calls for service, arrests, complaints – criminal and non-criminal, 22 traffic tickets and 0 parking tickets.

Supervisor Mahoney extended thanks to the police for their efforts during the snowstorm and bad weather checking in with seniors and vulnerable people in the community. Please pass the Board's appreciation to all officers.

Councilman Reale discussed traffic control/flow issues at Hunter Mountain. Supervisor Mahoney stated that the idea is that Sargeant Haines, Supervisor Mahoney, Trent, and the new person in charge of parking will meet to discuss how to handle future situations better.

Supervisor Mahoney felt that the lots were not efficiently used to their full potential. Sargeant Haines stated that a traffic management study should be done. Steve Tuomey stated that he was very happy with Sargeant Haines' involvement at the bridge. He also stated that people parked on the heliport pad. Sgt. Haines states there was a secondary landing spot in place.

The meeting to discuss these issues further will be scheduled.

AMBULANCE

HUNTER AREA AMBULANCE

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

518-589-4045

Monthly report acknowledged.

HUNTER AREA AMBULANCE

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518-589-4045

BOARD MEETING REPORT

58 Calls in December 2025

Hunter Mountain-15

Tannersville-11

Catskill- 2

Haines Falls-7

Hunter-12

Windham-3

Elka Park-1

Lanesville-1

Ashland -1

Dr. Schneider's-

Coxsackie-1

Cairo-

EMS Coverage-5

Palenville FH- 3 Story's- Jewett-1 **296-** Coxsackie-1

CMH-13

CPR Death: No Transport-

Kingston-13

Albany Med-3

Unattended-

St Peters-

AMC PEDS-4	VA-1	Canceled-8
No Patient Found-2	RMA-6	Public Assist-
Helicopter-	Public Assist-1	ALS-39
N. Dutchess-	FIRE standby-2	ALS RMA-12
		ACTUAL ALS TRANSPORT-

Ariel-15	Tom-	Jacob-14
Barb-16	Brianna-1	Chris-
Erika-14	Heather-	David-
Don-24	Harleigh-4	Stacey-7
Jim-10	Molly-	Aaron-
Nick-17	Meagen-5	Michele-3

Mileage:

84-1: 102107 84-2:

Mutual AID to Hunter: WINDHAM-3

HUNTER AREA AMBULANCE

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

518-589-4045

BOARD MEETING REPORT

551 Calls in 2025

Hunter Mountain-85	Tannersville-150	Catskill-17
Haines Falls-67	Hunter-80	Windham-10
Elka Park-31	Lanesville-18	Ashland-10
Dr. Schneider's-4	Coxsackie-1	Cairo-1
EMS Coverage-44		

Palenville FH-24 Story's-7 Jewett-9 **296-3** Cocksackie-1

CMH-117	CPR Death: No Transport-3	Kingston-136
Albany Med-54	Unattended-	St Peters-6
AMC PEDS-17	VA-5	Canceled-18
No Patient Found-27	RMA-73	Public Assist-
Helicopter-13	Public Assist-3	ALS-34
N. Dutchess-3	FIRE standby-8	ALS RMA-128
		ACTUAL ALS TRANSPORT-
215		

Ariel-125	Tom-18	Jacob-82
Barb-70	Brianna-26	Chris-22
Erika-159	Heather-12	David-14
Don-89	Harleigh-49	Stacey-34
Jim-117	Molly-63	Aaron-7
Nick-155	Meagen- 82	Michele-4
Chuck-3	Rachel-15	Matt-

Mutual Aid to Hunter: ASHLAND: 7 WINDHAM: 23 CATSKILL: 3

HUNTER AREA AMBULANCE

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

518-589-4045

BOARD MEETING REPORT

67 Calls in January 2026

Hunter Mountain-27

Tannersville-14

Catskill- 1

Haines Falls- 2	Hunter-10	Windham-1
Elka Park-4	Lanesville-2	Ashland -
Dr. Schneider's-1	Coxsackie-	Cairo-

EMS Coverage-2

Palenville FH-2 Jewett-1

CMH-10	CPR Death: No Transport-	Kingston-25
Albany Med-9	Unattended-	St Peters-
AMC PEDS-7	VA-1	Canceled-6
No Patient Found-	RMA-12	
Helicopter-1	Public Assist-	ALS-54
N. Dutchess-	FIRE standby-1	ALS RMA-16

ACTUAL ALS TRANSPORT-38

Ariel-7	Tom-	Jacob-13
Barb-16	Brianna-	Chris-
Erika-22	Heather-	David-
Don-19	Harleigh-7	Stacey-15
Jim-16	Molly-	Aaron-
Nick-23	Meagen-6	Michele-2

Mutual AID to Hunter:8

Windham-4 Catskill-1 Ashland-3

Ambulance out for repairs – same parts are still on order; they have not arrived. Hoping to have the ambulance back by next week for use and parts will be installed when they arrive. Notation made for the record by Supervisor Mahoney that a Motion was made on 01/13/2026 to appoint Barbara Pforte as deputy administrator.

ASSESSOR

Monthly report acknowledged.

16 parcel transfers, 10 were arms' length.

8 grid changes.

3 lot line adjustments.

6 parcel revisions.

BUILDING/CODE ENFORCEMENT

Monthly report acknowledged.

December Building Report 2025

Totals

Inspections: 27

STR: 15

Building: 10

Demo

Commercial/ Site Plan : 3

Violations: 1

Building Permits : 8

STR Permits: 13

Certificate of Occupancy's : 4

Certificate's of Completion : 1

Demo Permits: 1

Municipal Searches: 3

SIGN PERMIT APPLICATION

Discussion held on application received for Hunter Mountain Realty. Councilman Kukle asked if the permit has been vetted. Rose Santiago said that the proposed sign is the exact same size as previous sign. She mentioned that her only concern would be the champagne glass. Will be in the same location as previous sign. Councilman Kukle asked if square footage of sign is in compliance with sign law. Upon further examination, stated that it is in compliance. He wants it confirmed that prior signs are in compliance with the law and if not, that future signs are sized correctly for compliance purposes. Supervisor Mahoney has looked at the design, he finds it "tongue in cheek" but has no issue with it. Rose Santiago stated that the Town Board can create a letter addressing these laws and mail same to anyone considering putting up a sign. Marc Czermers added that for site plan purposes, it only speaks to the location of a proposed sign. Rose Santiago stated that her research shows that the allowable size of signs is an issue which is dictated by the Town Board. Rose Santiago will gather more information regarding the current permit application and board members can research the laws as they so choose for discussion at a later meeting.

Rose Santiago discussed a similar problem with Air B&B owners putting up huge signs, which is not permitted in the STR law. Rose Santiago asked about solutions to these signs, possibly a fine. Enforcement (sign removal)? First course of action would be to issue a warning. If that is ignored or not addressed, the permit can be pulled due to non-compliance with laws. Enforcement of laws needs to be prioritized. Supervisor Mahoney mentioned that the homeowners with the most egregious sign issues should be addressed right away.

PLANNING

Monthly report acknowledged. (no electronic copy provided)
Continuing to work with Szymansky through their process.
Another 6-bedroom short term rental was approved last month.
Working with concert folks (July 4th celebration) on two areas which are specifically in the town.
Councilman Reale asked if Marc Czermerys is chairman of the village planning board as well.
“No.” Just a consultant to the village as well as to the zoning board. Town of Hunter is reviewing parking and camping. Campground on Kissley Road and parking at Bear Creek. The town is looking at these issues separately. Golf course working side by side with the town/village. The town has to give some approvals as some of the things happening will be in the town. The village will run it and the Town Planning Board members will be at the meetings. Will be present for approval vote. Marc stated that the setup is a bit complicated as it has a lot of moving pieces. Acknowledged that the village has it very organized. A lot of forethought is needed regarding Kissley Road as it is a narrow road, to keep everyone safe. Supervisor Mahoney made it known that he has an interest in that project, for full disclosure. Councilman Reale acknowledged that it is a singular event and that everyone will work to keep the disruption to a minimum and it is not an every weekend event.

JUSTICE COURT

Monthly report acknowledged for Judge Kimberly Prince Walsh(no electronic copy provided) A report has not been submitted for Judge Mary Susan Timpson.
\$3,760 received from Judge Kimberly Prince Walsh.
\$3,270 received from Judge Mary Susan Timpson.

HIGHWAY/GCSWCD

Acknowledged receipt of Scope Summary Memorandum regarding Lustig Road culvert replacement.
Supervisor Mahoney commended the highway department for good work keeping the roads clear during the snowstorm. Robert Blain thanked the Board for providing necessary equipment to perform adequately.
Robert Blain stated that some needed repairs are being made. Peterbilt is still under repair.
Robert Blain stated that Stephen Tuomey and John Farrell have been very helpful.
Village Roads – The town is plowing Spruce Street and South Main Street. The town is also responsible for Mountainbrook Road, but the village has been plowing it. The town checks Mountainbrook Road to make sure that it is clear.
Councilman Reale asked if all four trucks have been running. Yes, all four trucks and three small trucks as well. Everyone is working to keep the roads clear.

LANDFILL

Acknowledged receipt of notice from E. Walters DEC: SPDES permit modification, which will be reviewed. Supervisor Mahoney states the document will go to Rennia for review.

Onteora Park/Landfill: Acknowledge receipt of the revised/complete certificate of liability. Asking to do some logging adjacent to the landfill.

PRIVILEGE OF THE FLOOR - No speakers.

AGRICULTURE MARKETS

Acknowledged receipt of Municipal Dog Shelter Inspection Report dated January 2, 2026 – satisfactory rating received.

DOG CONTROL

Acknowledged receipt of yearly report from Bruce Feml. Supervisor Mahoney asked if everyone had received a copy of the yearly report. He stated that Bruce and Beverly Feml do a very good job detailing the report. A copy will be provided to each member of the Board.

Discuss revised Dog Control Local Law. Supervisor Mahoney sent around the most recent copy and shared it with Jason Kovacs. Goal is to separate out rate schedule from the law so that we can adjust rates. Councilman Kukle asked if things are being added to the law? He wants to know if there are specifics that we would like to include to provide clarity for dog owners. Supervisor Mahoney stated that the existing law is pretty robust. We can look back at it and see if there is anything that we want to add and then go from there. Attorney Kovacs stated that we can amend penalties section because that is very outdated. We can amend that section, add any needed changes and keep the rest of 2001 dog law. Let Attorney Kovacs know of any changes next week.

VILLAGE OF TANNERSVILLE

Acknowledge receipt of proposed amendments to Sewer Use Law. Supervisor Mahoney wants to get up to speed regarding the village's actions regarding this as the town may want to follow suit. Councilman Reale asked if this is based upon connections to the main set back. Attorney Kovacs said yes, in the law they are proposing to revert to 250 feet which was in the original agreement and then go from there. Capacity is constantly in violation of SPDES permits. Intent of village is to have every parcel in the village be able to connect to the sewer system. Continue looking at how to conquer the I&I and infiltration going into the system which puts it into violation of the SPDES permit. This will be critical for the expansion. Apparently, a number of things have caused the I&I and they all need to be addressed. Supervisor Mahoney stated that a special meeting is scheduled for tomorrow to discuss the 250-year commemoration celebration. Meeting is at 6:00 p.m.

NYS DOT

Acknowledge letter/location maps of possible superstructure replacement over Spruce Creek, Route 23A, in 2028. Decking is what needs to be replaced; “understructure” is okay. Councilman Kukle and Supervisor Mahoney spoke to DOT. Preplanning phase. Public hearings

will take place. DOT will be doing work on some of the retaining walls. Unsure of which. It will be tied in with timing of the superstructure replacement. They are looking at September.

GREENE COUNTY

Acknowledged receipt of Resolution No. 61-10 to assist towns and villages to demolish unsafe buildings. First step, Rose Santiago would condemn the building. We would alert the county. If able, we can work with the Highway Department to get rid of an unsafe building, i.e., mobile homes, doublewides. For larger structures, the county has to be notified for tax purposes, etc. Homeowner has, at this point, walked away and has not paid taxes.

Rose Santiago discussed the process. There is a house on Laurel House Road that may need to be removed. Structure is deteriorating. It has already been deemed uninhabitable. When can we step in? Notices sent? Public hearing. No response from homeowner. Court Order. Rose Santiago is discussing an unsavable property. Different than unmaintained, abandoned property.

ANNUAL REPORTS

Acknowledged receipt of annual reports from the following departments:

Town Clerk

Police

Ambulance

Court – Justice Prince Walsh

GRANTS

Bank of Greene County acknowledged letter sent by Supervisor Mahoney for signage for the HRT. Thank you to Michele Yost. \$3,000.00 grant for trail markings, signage and marketing of the Hunter Regional Trail System.

CHARTER COMMUNICATIONS/PUBLIC SERVICE COMMISSION

Acknowledged receipt of information regarding savings calculator and pricing increases.

Acknowledged receipt of a call from NYS Public Service Commission notifying that the franchise agreement was approved.

NYC DEP/VILLAGE OF HUNTER FIREHOUSE

Acknowledged receipt of a fully executed contract for the sale of Village of Hunter Firehouse.

Town will serve as an intermediary. City cannot give the village direct money in order to allow them to build their firehouse. We will own it for a period of time. Location and plans are in order for new firehouse.

TOWN HALL

Acknowledged receipt of estimates/quotes for mini splits for ambulance building.

SPECIAL MEETING NOTICE: To discuss 250th anniversary celebration scheduled for January 28, 2026, at 6:00 p.m.

CORRESPONDENCE

Acknowledged receipt of notice of the 2026 NYAOT training school scheduled for 2/15 – 2/17/2026.

Acknowledged information received from NYS Office of the Aging regarding free access to a virtual senior center for New Yorkers 60+ to address social isolation.

We do not currently have a warming center. The school does not meet the criteria. Full-time staff must be assigned to a warming center.

Supervisor Mahoney made a MOTION to go into Executive Session to discuss personnel at 7:45 p.m. Councilman Semenza seconded the Motion.

Ayes - 4 - Noes - 0 – Absent -1- (Legg)

EXECUTIVE SESSION

Councilman Reale made a MOTION to come out of Executive Session at 8:40 p.m. Councilman Semenza seconded the Motion.

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

Supervisor Mahoney made a MOTION to close the meeting at 8:40 p.m. Councilman Semenza seconded the Motion.

Ayes - 4- Noes - 0 – Absent -1- (Legg)

Renee Ment, Recording Secretary

Corina Pascucci, Town Clerk, RMC
Town of Hunter