

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF
HUNTER HELD ON TUESDAY, NOVEMBER 25, 2025, AT 6:00 PM 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
Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Jason Kovacs	Town Attorney
	Marc Czermerys	Planning Board Chairperson
	Rose Santiago	Code Enforcement Officer
	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 6:07 PM with the Pledge of Allegiance.

MINUTES

Councilman Semenza makes a MOTION to approve workshop 10/21/25, reg mtg. 10/30 & PH Local Law #1 Build Permit Fee Law & PH Local Law #2 Tax Cap on 11/13/25. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

POLICE - Monthly report acknowledged. (no electronic copy provided)

AMBULANCE - Monthly report acknowledged.

HUNTER AREA AMBULANCE

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

518-589-4045

BOARD MEETING REPORT

33 November Calls in 2025

Hunter Mountain-3

Tannersville-11

Catskill-

Haines Falls-4

Hunter-10

Windham-

Elka Park5

Lanesville-

Ashland -2

Dr. Schneider's-

Coxsackie-

Cairo-

EMS Coverage-2

Palenville FH-1 Story's- Jewett- 296-1

CMH-9	CPR Death: No Transport-1	Kingston-9
Albany Med-2	Unattended-	St Peters-
AMC PEDS-2	VA-	Canceled-2
No Patient Found-1	RMA-1	Public Assist-
Helicopter-	Public Assist-2	ALS-23
N. Dutchess-	FIRE standby-1	ALS RMA-8
		ACTUAL ALS TRANSPORT-

Ariel-8	Jim-6	Nick-2
Barb-5	Jacob-3	Stacey-7
Tom-	Brianna-3	Dave-
Erika-16	Heather-	Michele-2
Meagen-3	Harleigh-2	Don-11
Molly-2	Aaron-	Chris-

Mileage:

84-1: 84-2:

Mutual AID to Hunter: WINDHAM-1 (1 per medic 9)

ASSESSOR -Monthly report acknowledged. (no electronic copy provided)
Acknowledged memo Re:Senior Citizen & Disabled Tax exemption min. income limits.
RESOLUTION #8 OF 2025

Authorizing the maximum limit for the Exemption of Real Property Owners by Disabilities and
Limited Incomes and Senior Citizen's Tax Exemption
for Town Tax purposes for the year 2026.

WHEREAS, the Town Board of the Town of Hunter has unanimously voted to adopt the provisions of
Real Property Tax Law Section 467 Paragraph 1 (b) (1) and Section 459-c Paragraph 1 (b) which is
known as the "sliding scale" options.

THEREFORE, BE IT RESOLVED THAT:

The resultant exemption percentages will be as follows:

Maximum Income Limit		\$37,000.00	For		50%
\$37,000.01	To	\$37,999.99	=		45%
\$38,000.00	To	\$38,999.99	=		40%
\$39,000.00	To	\$39,999.99	=		35%
\$40,000.00	To	\$40,899.99	=		30%
\$40,900.00	To	\$41,799.99	=		25%
\$41,800.00	To	\$42,699.99	=		20%
\$42,700.00	To	\$43,599.99	=		15%
\$43,600.00	To	\$44,499.99	=		10%
\$44,500.00	To	\$45,399.99	=		5%

Resolution Offered by Councilman Dolph Semenza

Seconded by Councilman Raymond Legg

Ayes -5-

Noes -0-

BUILDING/Code Enforcement - Monthly report acknowledged. (electronic format unable to be inserted into minutes.)

BLDG/ELECTRIC Discussion on state proposed prohibition of permits containing fossil fuels, mandating electric. Supervisor Mahoney states this has been indefinitely postponed.

PLANNING-Monthly report acknowledged. (no electronic copy provided)

JUSTICE COURT -No Monthly reports received.

Town Board asks that the Town Justices be informed that it is their expectation to get a monthly report from both judges.

GRANTS/HIGHWAY

Acknowledged notice of award from SWMIP for Lustig Road culvert for \$250,000. Town Board wishes to thank Robert Blain and Helen Walsh for their work on this.

HIGHWAY

Councilman Reale makes a MOTION to replace the firebox in the Highway garage furnace from Bottini Fuels. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to authorize purchase of new tire balance machine not to exceed \$3,500.00. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

PRIVILEGE OF THE FLOOR – no speaker

GREENE COUNTY

Acknowledged receipt of resolution 369-25 Revising Tent Budget, results of PH for **EMS services**;

county stipends for towns depicted (\$107,937 +\$1,897 and \$47,635 for **ALS**=total support \$187,487)

MORTGAGE TAX acknowledged Greene County Resolution 355-25 in the amount \$65,303.70

NYS DEC – Acknowledged receipt of SPDES permit/fact sheet for Cortina Valley

ONTEORA PARK/LANDFILL

Councilman Reale makes a MOTION to allow Onteora Park and it's logging crew to have access across Town of Hunter property to access theirs for logging purposes for the amount of time necessary needed to complete their agenda, pending the town being additionally named on insurance. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Acknowledged receipt of incomplete certificates of liability.

DOG LICENSE/FINES/FEES a) Discussion on memos from C. Pascucci: fees for licensing dog and impound fees. Item to be discussed at a workshop meeting.

VILLAGE OF HUNTER/NYCDEP

Acknowledged fully executed flood buyout contracts

Acknowledged receipt of 2025 water system improvements for the Village of Hunter

VILLAGE OF TANNERSVILLE

Acknowledged proposed amendments to sewer use law, Public Hearing 12/18/25.

HUNTER HIGHLANDS POLLUTION CONTROL

Councilman Kukle makes a MOTION to authorize Supervisor to set up accounts with Bottini for oil & propane. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Councilman Reale makes a MOTION to sign all Spectrum documents and to set up account/agreements. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

SURPLUS PROPERTY

Supervisor Mahoney makes a MOTION to declare printer from Town Clerk's office HP LaserJet Pro MFP M148dw Serial #VNB4F07177 as surplus. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to declare highway sander slide in Model #E2500 (9ft- originally with 301) as surplus. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

TOWN HALL

Supervisor Mahoney makes a MOTION to combine regular December Regular meeting & Year End mtg to be held on 12/29/25 at 6PM. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Workshop meeting will still be held on 12/9/25 at 6pm.

Supervisor Mahoney makes a MOTION to set Organizational meeting for 1/6/26 at 5PM. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

ATTENDANCE RULES

Supervisor Mahoney makes a MOTION to amend the attendance rules, Item G (Sick Leave) for Full Time employees of the Town of Hunter who want to use sick leave have to notify their Supervisor, the Town Clerk or the Secretary to the Supervisor by 8:30 AM. Seconded by Councilman Legg.

Ayes -2-

Noes -0-

Supervisor Mahoney asks that the original Attendance Policy document be updated to a Word document.

TRANSFERS/BUDGET MODIFICATIONS

Supervisor Mahoney makes a MOTION to approve the following:

a) 2026 Budget modification to combine amounts rec'd for Tannersville and Haines Falls fire districts to be known as SF1, for a total of \$268,825.

b) effective 08/31/2025

Bdg jrn entry to Dbt A1990.9 conting & Cr A1620.42 by \$2,922.32 to cover Town Hall technology (over exp)

Budget jrn entry to Dbt DA599 and Cr DA 5142.4 by \$196,298 to move 2024 Bond proceeds for Peterbilt .

eff. 09/01/2025

Budget journal entry to Dbt G5031 and Cr G1440.4 by \$14,250.00 to fund Hunter Highland expenditures.

Budget Journal entry to Dbt G5031 to Cr G8130.4 by \$601.80 to fund Hunter Highland expenditures.

Budget journal entry Dbt G5031 and Cr G1440.4 by \$878.85 to fund Hunter Highland expenditures.

Budget journal entry Dbt 5031 and Cr G 8130.4 by \$1,550.90 to fund Hunter Highland expenditures.

Seconded by Councilman Legg.

Ayes -5-

Noes -0-

CORRESPONDENCE

Dept of Public Service notice re: Winter energy/affordability workshops etc

O'HARA ROAD

R. Blain states O'Hara Road will be closed on 11/26/25 at 8AM for a few hours.

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session at 7:03 PM to discuss personnel. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 8:14 PM. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

NEW HIRES

Supervisor Mahoney makes a MOTION to hire Allison Curran as an Administrative Assistant at a rate of pay of \$45,000 per year, to start December 15, 2025, with all benefits of a Full-Time Town of Hunter employee and a six-month probationary period. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

She is to directly report to L. Hamrah-Poladian and R. Santiago and for all human resource purposes to L. Hamrah-Poladian.

Supervisor Mahoney makes a MOTION to hire Matthew Raynor and Carl Anderson as Full-Time employees for the Town of Hunter Police Department effective 11/25/25. Matthew Raynor will be starting at Step 1 of the Police Contract, Carl Anderson will be starting at Step 2 of the Police Contract due to his experience. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Sgt. Haines states benefits not to become effective until actual full-time employment has begun by both.

Supervisor Mahoney makes a MOTION to amend the previous motion to state that benefits will not become active until Full-Time employment has begun. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 8:17 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter