

**MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF
HUNTER HELD ON TUESDAY, FEBRUARY 24, 2026, AT 6PM AT THE TOWN HALL
LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK**

Present:	Dolph Semenza David Kukle Raymond Legg Ernest Reale	Deputy Supervisor, Councilperson Councilperson Councilperson Councilperson
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian Sgt. Robert Haines Robert Blain Marc Czermerys Ariel Woolheater Rose Santiago Jason Kovacs Allison Curran	Secretary to the Supervisor Hunter Police Department Superintendent of Highways Planning Board Chairperson Ambulance Administrator Code Enforcement Officer Town Attorney Administrative Assistant
Absent:	Sean Mahoney	Supervisor

1. Pledge of Allegiance

Councilperson Dolph Semenza led the Pledge of Allegiance.

MINUTES

a. Motion To Approve Regular Meeting Minutes 1/27/26

MOTION by Councilperson Semenza Sr. **Seconded** by Councilman Legg. **Approved** unanimously, with no opposition.

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

b. Motion To Approve Special Meeting Minutes 1/28/26

MOTION by Councilperson Legg. **Seconded** by Councilperson Kukle. **Approved** unanimously, with no opposition.

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

POLICE

a. Monthly Report

The board acknowledged the police monthly report for January. The department recorded 10 criminal complaints, 71 non-criminal complaints, 46 assists to other agencies, 17 traffic tickets issued, 17 parking tickets issued, and 9 accidents investigated, for a total of 139 incidents. The board noted it was a particularly busy month.

Town of Hunter Police Department

Monthly Report

January 2026

Calls for service:	139
Arrests made:	3
Criminal charges levied:	12
Criminal complaints:	10
Non-criminal complaints:	71
Assists to other agencies:	46
Uniform traffic tickets:	17
Parking tickets:	17
Accidents investigated:	9
Report requests:	8 = \$80

AMBULANCE

a. Monthly Report

Ambulance Administrator Ariel Woolheater presented the January report. There were 67 total calls, 27 of which were at Hunter Mountain, 1 in Catskill, 1 into Windham, 2 EMS coverage calls, 1 in Palenville, and 1 additional call. Of the 67 calls, 54 were called out with ALS; the medic was kicked back 16 times, with the medic ultimately taken 38 times. Mutual aid was called 8 times during the month.

Woolheater noted that one of the ambulances had been returned from repairs just before a busy period and is currently at Lacey's for an issue with the heat in the back, believed to be related to a solenoid.

Woolheater also informed the board that she is working on obtaining quotes for equipment updates required by New York State, which has updated ambulance equipment requirements. Items needed include dashcams and new stretcher cradles. A board member asked whether any state aid is available for these costs, to which it was noted these are unfunded mandates. Woolheater was asked to send the board information on the new requirements.

HUNTER AREA AMBULANCE

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

518-589-4045

BOARD REPORT

59 Calls in 2026

Hunter Mountain-19 13	Tannersville- Catskill-1	
Haines Falls-6 7	Hunter- Windham-	
Elka Park- 4 -	Lanesville-	Ashland
Dr. Schneider's- iro-	Coxsackie-	Ca

EMS Coverage-3 3	Palenville FH-	
CMH-12 Transport-	CPR Death: No Kingston-21	
Albany Med- 6	Unattended-	St Peters-2
AMC PEDS- 2 -3	VA-	Canceled
No Patient Found-2 9	RMA- walk-in-2	
Helicopter-4 Assist-	Public ALS-45	
N. Dutchess- standby-	FIRE ALS RMA-16	

ACTUAL ALS TRANSPORT-29

Ariel-16	Tom-0	Jacob-9
Barb-6	Brianna-1	Chris-0
Erika-22	Heather-0	David-4
Don-19	Harleigh-2	Stacey-16
Jim-18	Molly-0	Aaron-0
Nick-16	Meagen-0	Michele-0

Mutual AID to Hunter: Windham:3 CATSKILL:1

ASSESSOR

a. Monthly Report

The board acknowledged the assessor's monthly report for January, which included 10 parcel transfers, 1 subdivision, 2 lot line adjustments, 5 grid changes, and 1 parcel revision.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report February

DATE: 02/20/2026

- There were 10 Parcel Transfers this month. 6 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 1 Subdivision.
- 2 Lot Line Adjustments.
- 5 Grid Changes.
- 1 Parcel Revision.
- Data Collection for the 2026 Assessment Roll has Started
- Update photos are being taken at this time.

Transfers

182.07-4-3 43 Terns Rd ALS

181.20-2-1.2 1004 Clum Hill Rd
181.00-4-13 127 Bloomer Rd
166.20-1-13 5458 Route 23A Als
216.00-3-16 2066 Route 214
206.04-2-3 345 Wesley Acres Rd ALS
167.00-2-2.2 345 Wesley Acres Rd ALS
207.00-2-13 2419 Route 214 ALS
196.00-5-5.112 185 Mink Hollow Rd
182.00-1-32.2 62 Clum Hill Rd
ALS

b. Acknowledgement Of Receipt From NYS Dept Of Tax And Finance

The board acknowledged receipt of two notices from the New York State Department of Taxation and Finance: (1) a Notice of Tentative Telecommunication Ceiling for Towns, and (2) a Notice of Special Franchise Values, both relating to telecommunications.

c. Motion To Authorize Agreement With BBG Real Estate Services For Appraisal Report

Finance Officer Lara clarified that the board had previously approved the engagement of BBG Real Estate Services at the last meeting, but that no formal agreement had been in place at that time. This motion was to authorize the actual agreement.

MOTION by Councilman Kukle. **Seconded** by Councilman Legg. **Approved** unanimously, with no opposition.

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

BUILDING/CODE ENFORCEMENT

a. Monthly Report

Code Enforcement Officer Rose Santiago reported that for January, the department issued 6 new short-term rental permits, 1 sign permit, conducted 8 municipal searches, and issued 0 building permits. Santiago noted that January was her first month with zero building permits and attributed the lower activity to having missed approximately two and a half weeks of office time in January, meaning much of the administrative work was pushed into February.

Councilperson David Kukle asked whether there was any observable trend with condominiums or new housing. Santiago indicated she is seeing fewer condo permits, but that short-term rental permitting remains steady, having plateaued somewhat but not stopped. She also noted that a

number of new permits are coming in as a result of non-permitted notices and violations she had sent out, and that property transfers are also generating new permit applications from new owners.

PLANNING

a. Monthly Report

Planning Board Chairperson Marc Czermerys reported that the board is continuing to work on site plan review for the Kissley Campground and Bear Creek parking. One additional short-term rental application is pending, and a new application from Kevin Thompson for a garage was received.

Discussion arose regarding an ongoing compliance concern at a local property. Czermerys noted that a neighbor had submitted an email with a photograph of a large log truck blocking both lanes of Route 23A while backing into the property. He explained that this is a known issue being addressed through the site plan review process, as there is currently no safe way for a truck of that size to enter and exit the property without a difficult maneuver onto 23A. The proposed site plan would improve site accessibility so trucks could drive in and out without backing onto the state road.

Santiago added that she had investigated the truck incident and clarified that it was a vendor of the property owner, not the owner or a direct employee. She suggested that the site plan should include signage and clear routing directions for vendors. She also expressed concern about the way the logs were loaded on the truck, noting they appeared unsecured.

Kukle asked whether the new traffic flow design would resolve the issue. Czermerys confirmed that the current plan provides a route through the property so that trucks would have no reason to back onto or from 23A.

A board member raised a concern about a Greene County GIS aerial photograph from 2025 that appeared to show activity potentially outside the property's surveyed boundaries. Czermerys clarified that the planning board reviews plans within the surveyed lot boundaries as submitted, and that if there is any encroachment on a neighboring property, that matter would require a complaint from the affected property owner to the code enforcement officer, as it falls outside the planning board's purview. He also noted that prolonged, unchallenged encroachment could raise questions of adverse possession, and that it would be in the neighboring property owner's interest to act if they have a concern.

JUSTICE COURT

The board acknowledged receipt of monthly reports from Justices Prince-Walsh and Timpson. It was noted that neither report contained a name or signature identifying which report belonged to

which justice. The board requested that the justices include a signature line or identifying information on their reports going forward.

HIGHWAY

Highway Superintendent Robert Blain reported that the department is currently down two trucks. One has been out of service for two weeks, and the newer truck suffered a mechanical failure in which bolts backed out of the knuckle for the axle, shearing the axle shaft. The replacement shaft is estimated at \$27,000, though Blain indicated the town would not be paying for that repair. Despite being down two trucks, the department managed to get through the weekend's snow event and assisted both villages.

Regarding the excavator, Blain noted it is that time of year when the department advertises for an excavator rental with operator. Sealed bids are to be due March 24, 2026, at 3:00 PM, with bids to be opened at the last board meeting in March. It was noted the excavator would be used primarily for the back mountain road project.

MOTION to accept sealed bids for rental of excavator with operator, due March 24, 2026, at 3:00 PM. **Moved** by Councilperson Dolph Semenza Sr. **Seconded** by Councilman Reale. **Approved** unanimously, with no opposition.

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

LANDFILL

The board acknowledged receipt of a notice from Kirsten Peek of the DEC regarding a modified SPDES permit for the Town of Hunter landfill. Councilperson Semenza read into the record that the DEC initiated modifications as a result of New York's Environmental Benefit Permit Strategy. The modifications include the addition of whole effluent toxicity requirements, a schedule of compliance for achieving wet effluent limits, requirements for emerging contaminant monitoring and action levels, and an emerging contaminant minimization program. Finance Officer Lara confirmed the permit modification is in process, and the town expects to receive it soon. A board member noted that these are statewide requirements applied across all relevant permits and are not specific to the Town of Hunter's landfill.

PRIVILEGE OF THE FLOOR

No members of the public present in the room had questions or comments. A reporter attending via Zoom was acknowledged, and no questions were raised from the Zoom participants.

NYS DOT

The board acknowledged receipt of a notice regarding bridge rehabilitation on Spruce Creek on Route 23A, tentatively scheduled for 2028. A board member explained that the work involves new decking and stabilization below the roadbed on the last section of steel embankment just before Palenville and is expected to require approximately a 30-day road closure. The project is currently in the design phase. Highway Superintendent Blain noted he had contacted the county about water pooling between the Jersey barrier and the wall at the bridge, and the county indicated they would look into it.

GREENE COUNTY

a. Highway & Solid Waste Dept

The proposed motion to authorize a Shared Services Agreement with the Greene County Highway Department was discussed but ultimately tabled. The concern raised was that the indemnity clause in the agreement runs only one way — from the town to the county — and is not reciprocal. Attorney Kovacs indicated he had discussed the issue with Superintendent Blain and would reach out to the county to request that a reciprocal indemnity clause be added before the board proceeds.

The motion/discussion was withdrawn pending revision of the indemnity clause.

b. Office Of County Administration

The board acknowledged receipt of an allocation of funds from the Office of County Administration to support EMS in the amount of \$54,917. It was noted that this represents the first half of the annual payment.

c. Legislature

The board acknowledged receipt of Resolution #12-26 from the Greene County Legislature authorizing municipalities to participate in county highway purchases. Blain noted that the town occasionally uses the county for materials such as certain supplies, and the board confirmed the town is a participating municipality.

CONTRACTS

MOTION authorize contracts with Catskill Mountain Fish & Game Club, Mountain Top Golden Agers Club, and Greene Room Players, as per the budget line items. **Moved** by Councilperson Semenza **Seconded** by Councilperson Reale. **Approved** unanimously, with no opposition.

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

MOUNTAIN CLOVES SCENIC BYWAY

The board acknowledged receipt of a letter and site map from M. Scelza with the DOT regarding the superstructure replacement over Spruce Creek (see also Item 12). A board member explained that the Mountain Cloves Scenic Byway has requested a meeting with DOT because the project is still in its early design phase, and there may be an opportunity to cantilever a pedestrian walkway on the uphill side of the bridge. The board member noted that since the deck is being replaced now rather than in the future, this is the appropriate time to explore such an addition. A previous attempt to add a walkway following a washout repair was unsuccessful, likely because that was an emergency repair with time constraints. It was noted that DOT liaison Sean would be facilitating the meeting.

Discussion followed regarding the feasibility of a cantilevered walkway, with questions raised about structural capacity given the weight of heavy trucks on the bridge. It was also noted that the turns approaching the bridge would need to be softened if a walkway were added. The board member acknowledged these are questions for DOT engineers, and the intent is simply to have the conversation while design work is still underway.

NYS DEC

The board acknowledged receipt of a Joint Application Form for the Hunter Branch Rail Trail. It was explained that this application covers the section of trail from Clove Road to Evergreen on Ski Bowl Road, which will be built to handicapped ADA accessibility standards, running from Clove Road to the former Camp Jened (Crip Camp). DEC involvement is required due to water impacts along that section of the trail, and several partners are involved in the project.

ANNUAL REPORTS

The board acknowledged receipt of the 2025 Planning Department and Building Department annual reports, noting that financial data for the Building Department report is still pending. Code Enforcement Officer Santiago confirmed she does not have the Annual Report completed at this time as she is preparing the financial portion alongside other required state reports and intends to complete them together.

CORRESPONDENCE

a. Acknowledgement Of Receipt Hunter Public Library Events Flyer

The board acknowledged receipt of the Hunter Public Library events flyer.

b. Catskill Watershed

The board acknowledged receipt of an invitation to attend the Catskill Watershed Corporation's annual meeting on July 14, 2026, held in Arkville. A board member encouraged attendance, noting the meeting covers the full watershed and highlights programs such as septic system

upgrades, invasive species management, and other watershed initiatives. The board member distinguished this event from the Schoharie Watershed event held locally, which also brings representatives from the Catskill Watershed Corporation and the City of New York.

TRANSFER/BUDGET MODIFICATIONS

a) effective 12/1/25

Budget journal entry to Dbt B8010.1 and Cr B8020.1 by \$1,894.69 to fix PR 15/30 coding good standing

Budget journal entry to Dbt B8010.11 and Cr B9010.8 by \$614.00 to put retirement in g/s

Budget journal entry to Dbt DA5120.4 and Cr DA5142.4 by \$7,381.00 to put snow in g/s

Budget journal entry to Dbt DA5120.4 and Cr DA5142.4 by \$2,282.00 to put snow in g/s

Budget journal entry to Dbt DA5120.4 and Cr DA5142.4 by \$3,026.69 to put snow in g/s

Budget journal entry to Dbt DB5112.1 and Cr DB9030.8 by \$183.52 to put Soc. Sec. in g/s

Budget journal entry to Dbt DA5120.4 and Cr DA5130.1 by \$2,448.67 to put mechanic in g/s

Budget journal entry to Dbt G5031 and Cr G1440.4 by \$34,801.80 to put H. Highlands in g/s

Budget journal entry to Dbt G5031 and Cr G8197.4 by \$4,703.99 to put H. Highlands in g/s

Budget journal entry to Dbt G5031 and Cr G1440.4 by \$34,801.80 to put H. Highlands in g/s

Budget journal entry to Dbt A1410.11 and Cr A1410.1 by \$1,091.47 to fix P/R 7/14

b) effective 12/31/25

Budget journal entry to Dbt A1110.4 and Cr A1110.1 by \$409.88 to put court in g/s

Budget journal entry to Dbt A1010.4 and Cr A1010.1 by \$0.16 to put TB in g/s

Budget journal entry to Dbt A1010.4 and Cr A1620.11 by \$0.24 to put IT per. ser. in g/s

Budget journal entry to Dbt A5132.4 and Cr A5182.4 by \$2.93 to put street lighting in g/s

Budget journal entry to Dbt A5010.4 and Cr A5010.11 by \$1,337.01 to put Hwy secretary in g/s

Budget journal entry to Dbt A7510.4 and Cr A7510.1 by \$0.04 to put Historian in g/s

Budget journal entry to Dbt A7510.4 and Cr A5010.11 by \$370.24 to put Hwy secretary in g/s

Budget journal entry to Dbt A7510.4 and Cr A5010.1 by \$817.20 to put Hwy Supt. in g/s

Budget journal entry to Dbt A1110.2 and Cr A1110.1 by \$800.00 to put Justice in g/s

Budget journal entry to Dbt A2610 and Cr A1110.1 by \$3,968.45 to put Justice in g/s

Budget journal entry to Dbt A2770 and Cr A9030.8 by \$2,828.67 to put Soc. Sec. in g/s
Budget journal entry to Dbt A9050.8 and Cr A9030.8 by \$3,000.00 to put Soc. Sec. in g/s
Budget journal entry to Dbt A1920.41 and Cr A4540.4 by \$1,603.99 to put Amb.4 in g/s
Budget journal entry to Dbt A1920.41 and Cr A4540.1 by \$896.01 to put Amb.1 in g/s
Budget journal entry to Dbt A4540.2 and Cr A4540.1 by \$11,500.00 to put Amb.1 in g/s
Budget journal entry to Dbt A3510.4 and Cr A4540.1 by \$860.00 to put Amb.1 in g/s
Budget journal entry to Dbt A3120.1 and Cr A4540.1 by \$1800.00 to put Amb.1 in g/s
Budget journal entry to Dbt A3120.4 and Cr A4540.1 by \$8,066.26 to put Amb.1 in g/s
Budget journal entry to Dbt A5132.4 and Cr A5010.11 by \$0.03 to put Hwy secretary in g/s
Budget journal entry to Dbt B8010.1 and Cr B8020.1 by \$1,894.69 to correct P/R 15
Budget journal entry to Dbt B8010.11 and Cr B8010.1 by \$94.54 to put in acct in g/s
Budget journal entry to Dbt B8010.11 and Cr B4010.1 by \$0.44 to put acct in g/s

c) After Abst 13

Budget journal entry to Dbt DA5142.1 and Cr DA5142.4 by \$419.09 to put snow in g/s
Budget journal entry to Dbt G5031 and Cr G8197.4 by \$738.32 to put sewer control in g/s
Budget journal entry to Dbt A3120.4 and Cr A4540.4 by \$727.76 to show police funds to amb for 2025 fuel payable.

d)plus any entries necessary per the AFR – see attached

Plus Any Entries Necessary Per The AFR – See Attached(minute book)

MOTION to approve all budget journal entries and transfer modifications as itemized, in one lump. **Moved** by Councilperson Kukle. **Seconded** by Councilperson Legg. **Approved** unanimously.

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

EXECUTIVE SESSION

MOTION to enter into Executive Session at 6:34 PM for a legal matter. **Moved** by Councilperson Legg. **Seconded** by Councilperson Semenza . **Approved** unanimously, with no opposition.

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

The board entered Executive Session.

MOTION to come out of Executive Session at 6:47 PM. Moved by Councilperson Semenza. Seconded by Councilperson Reale.

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

MOTION to go back into Regular Session at 6:47 PM. Moved by Councilperson Semenza. Seconded by Councilperson Reale.

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

LITIGATION

a. Motion To Authorize Resolution RE: Meyers, Et Al. v. TOH

This item was addressed in Executive Session. No further details were recorded in open session.

RESOLUTION

Councilperson Semenza makes a **MOTION** to authorize Resolution #1 of 2026- Meyers et al v. Town of Hunter. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Supervisor Mahoney)

Jason J. Kovacs, Esq. Town Attorney
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RESOLUTION OF THE TOWN BOARD #1 of 2026

TOWN OF Hunter

Resolution Authorizing Settlement Agreement in the Matter of Meyer, et al. v. Town of Hunter, et al.

Date: February 24, 2026

WHEREAS, Plaintiffs Solomon Meyer, et al. commenced an action against the Town of Hunter and others in the United States District Court for the Northern District of New York under Civil Case No. 1:24-cv-00791 (AJB/DJS); and

WHEREAS, the Town successfully moved to dismiss the action, resulting in a final judgment in favor of the Town entered on June 11, 2025; and

WHEREAS, Plaintiffs appealed said judgment to the United States Court of Appeals for the Second Circuit (Docket No. 25-1607); and

WHEREAS, the parties have negotiated a proposed Confidential Settlement Agreement and Full and Final Release of All Claims dated October 15, 2025 (the "Settlement Agreement"), a copy of which has been provided to the Town Board and is incorporated herein by reference; and

WHEREAS, pursuant to Paragraph "6" of the Settlement Agreement, the Town agrees to issue a single payment in the amount of Five Thousand Dollars (\$5,000.00), payable to "Jaroslawicz & Jaros PLLC as attorneys," within thirty (30) days of satisfaction of the conditions set forth therein; and

WHEREAS, the January 30, 2026 correspondence from Johnson & Laws, LLC outlines the procedural steps required to finalize the settlement, including Town Board approval and issuance of payment; and

WHEREAS, the Town Board has reviewed the Settlement Agreement and has conferred with the Town Attorney regarding the legal and financial implications of the proposed resolution; and

WHEREAS, the Town Board finds that entering into the Settlement Agreement is in the best interests of the Town in order to avoid further litigation expense and bring finality to this matter;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Hunter hereby approves the Confidential Settlement Agreement and Full and Final Release of All Claims dated October 15, 2025, in the matter of Meyer, et al. v. Town of Hunter, et al.; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to execute the Settlement Agreement on behalf of the Town of Hunter; and

BE IT FURTHER RESOLVED, that the Town Supervisor and/or Town Budget Officer are authorized and directed to issue payment in the amount of Five Thousand Dollars (\$5,000.00), payable in accordance with Paragraph "6" of the Settlement Agreement, upon satisfaction of the conditions precedent set forth therein; and

BE IT FURTHER RESOLVED, that the Town Attorney is authorized to take all necessary steps to effectuate the settlement, including coordinating the filing of the stipulation of discontinuance and distribution of executed releases; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

ADOPTED this 24th day of February, 2026, at the meeting of the Town Board of the Town of Hunter.

MOTION to adjourn at 6:48 PM made by Councilperson Semenza. Seconded by Councilperson Kukle.

Ayes -4-

Noes -0-

Absent -1- (Supervisor Mahoney)

Portions of this document were drafted with AI support (ClerkMinutes) and refined by the author for clarity and accuracy.

Corina Pascucci, Town Clerk, RMC

Town of Hunter