

TB Workshop February 10, 2026

Meeting minutes

MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD AT 6PM ON TUESDAY, FEBRUARY 10, 2026, 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
	Corina Pascucci	Town Clerk
	Lara Hamrah-Poladian	Secretary to Supervisor
	Robert Blain	Superintendent of
Highways		
	Sgt Robert Haines	Hunter Police
Department		
	Ariel Woolheater	Hunter Area Ambulance
	Marc Czermerys	Planning Board
Chairperson		
	Plus, all names on attached listing	

Absent: Dolph Semenza Councilman

Supervisor Mahoney calls the meeting to order at 6:17 PM with the Pledge of Allegiance.

AUDIT - The following vouchers were audited and approved for payment by the Town Board:

General Fund (TW) Voucher #34 through #89 in the amount of \$148,917.18
General Fund (TOS) Voucher #1003 through #1008 in the amount of \$2,034.37
General Fund (G) Voucher #3024 through #3030 in the amount of \$27,306.34
General Fund (SF1) Voucher #2001 in the amount of \$268,825.00
General Fund (SF3) Voucher #2002 in the amount of \$74,928.00
General Fund (SF2) Voucher #2003 through #2004 in the amount of \$56,221.00
Highway Fund (TW) Voucher #7 through #34 in the amount of \$33,156.79
Highway Fund (TOS) Voucher #1002 through #1005 in the amount of \$3,733.26
Landfill Closure Fund Voucher #6 through #12 in the amount of \$4,949.07

Town Hall/Highway Complex

Supervisor Sean Mahoney welcomed Jason Preisner and Greta Hansen for a discussion about the Highway Complex project. Supervisor Mahoney emphasized making progress on the highway garage as a priority.

Jason Preisner began by discussing the need to calculate space requirements for school involvement. He noted the additional interest from Greene County Sheriff Pete Kusminsky about potentially including a substation in the new highway garage.

Supervisor Mahoney explained he had met with Sheriff Kusminsky and Sergeant Haines, and the Sheriff was interested in having a few officers at the site with a shared locker room and break area, requiring approximately two desks. He confirmed the Sheriff's department would park outside rather than requesting inside parking.

Jason Preisner presented recent design plans, explaining that he had worked with Highway Superintendent Bob Blain to review minimum needs while accommodating the school and village requirements. He proposed considering a monolithic roof design (shed-style) rather than an arched roof to simplify and reduce costs of the pre-engineered metal building.

The discussion turned to specific layout requirements. Supervisor Mahoney clarified that the State Police were not currently being designed into the complex due to taxpayer cost considerations, though they could be included if they were willing to financially participate.

Sergeant Robert Haines explained that Sheriff Kusminsky mainly wanted shared spaces with the exception of secure storage for IT equipment and temporary evidence storage that would be inaccessible to town staff.

The board discussed mechanical systems, including automated exhaust fans triggered by NOx sensors for the truck bays, fire rating requirements for walls (three-hour rating between mechanics bay and offices), and considerations for airlock entries at doorways.

There was considerable discussion about the visual appearance of the building from Route 23A. Planning Board Chairperson Marc Czermerys and Councilperson Raymond Legg both expressed concerns about the building's curb appeal, suggesting enhancements to the roadside façade. Jason Preisner mentioned having previously designed a version with a more attractive front that resembled the existing town hall.

The board discussed interior layout details, including:

- Truck wash system with recycled water and associated mechanical systems
- Office space allocation for town and sheriff's department
- Mechanics bay layout and tool/equipment storage
- Mezzanine storage area above offices
- Placement of village vehicles and town vehicles

The technical discussion covered heating systems (radiant floor heating preferred), foundation types, insulation options, steel structure specifications, and stormwater management. Jason Preisner recommended propane as the most efficient heating option for this building type.

The board decided to visit a similar facility in Coeymans to better understand the design possibilities before finalizing plans. They scheduled a site visit for Wednesday, March 4th.

Highway

Highway Superintendent Bob Blain discussed purchasing shop toolboxes and tools. He explained that Napa had a sale on toolboxes for approximately \$2,000, with additional tools costing around \$1,000.

Superintendent Blain also addressed the need for a used water truck for street sweeping, road straightening, washing roads, and providing water for rollers during blacktopping operations. He noted the current deuce and a half truck was "about on its last leg" and proposed two options: either purchasing a used water truck or buying a 1,500-gallon poly tank to install in the back of their dump truck. After discussion, the board favored the poly tank option to avoid maintaining another vehicle.

The board also discussed disposing of an old landfill pump truck that hadn't been used in approximately 20 years. Supervisor Mahoney requested specifications on the truck to research disposal options.

Motion by Councilperson David Kukle to allow the Highway Superintendent to purchase shop toolbox and tools, not to exceed \$3,500.00 and a water tank and roller with highway funds.

Seconded by Councilperson Ernest Reale.

Motion carried unanimously.

Hunter Highlands Pollution Control

Supervisor Mahoney reported that the town had previously loaned the Hunter Highlands project \$100,000, of which approximately \$80,000 had been spent. He stated that according to Mary Beth and Connie, the town would recover this money, but needed to continue paying bills in the interim.

Supervisor Mahoney proposed lending an additional \$100,000 to avoid revisiting this issue every few months. He explained that the town was tracking all expenses for the Hunter Highlands pollution control project.

The discussion revealed that an audit of the system showed it needed significant work. The town is working to fast-track conversion of the facility into a pump station that would connect to the Village of Hunter sewage treatment facility, eliminating the need for extensive repairs. Councilperson Ernest Reale noted this would be an "arduous task" since the connection would need to go through a recently replaced bridge.

Supervisor Mahoney shared the positive news that the Cedarwood facility was operating within the limits of the SPEDES permit, meaning there was no immediate crisis situation requiring urgent action.

Motion by Councilperson David to loan additional \$100,000 from the General Fund MM Savings.

Seconded by Councilperson Raymond Legg.

Motion carried unanimously.

Finance Officer/Bookkeeper Lara noted that depending on timing, they might need to allocate additional funds, as the \$83,000 spent in 2025 only covered expenses from July onward when the town took over operations.

Assessor

Supervisor Mahoney presented the need to hire a real estate appraisal consulting firm for a pending litigation matter. Three estimates had been received:

- BBG Real Estate Services at \$9,500 -one valuation of the entire property(with completion within six weeks)
- Garr Associates at \$16,800
- BBG Real Estate Services at \$34,760

The Town Assessor Mark Hommel had recommended BBG, which was also the lowest quote.

Motion by Supervisor Mahoney to move forward with BBG for \$9,500.

Seconded by Councilman Ernest Reale.

Motion carried unanimously.

Executive Session

Motion by Supervisor Mahoney to enter executive session at 8:51 PM to discuss a personnel matter.

Seconded by Councilman Raymond Legg.

Motion carried unanimously.

C. Pascucci and L. Hamrah-Poladian excused.

Motion made by Supervisor Mahoney to come out of Executive Session at 9:51 PM. Seconded by Councilman Ernest Reale.

Motion carried unanimously.

Motion made by Supervisor Mahoney to adjourn at 9:51 PM. Seconded by Councilman Ernest Reale.

Motion carried unanimously.

Corina Pascucci, Town Clerk, RMC

Town of Hunter

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