MINUTES OF PUBLIC HEARING SCRAP PROCESSOR LICENSE RENEWAL AND WORKSHOP MEETING HELD ON TUESDAY, June 9, 2026, AT 6:00 P.M. AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

PRESENT:

Sean Mahoney	Supervisor
David Kukle	Councilman
Ernest Reale	Councilman
Dolph Semenza	Councilman

OTHERS PRESENT:

Lara Hamrah-Poladian	Secretary to the Supervisor
Marc Czermerys	Planning Board Chair
Robert Blain	Highway Superintendent
Ariel Woolheater	Ambulance Administrator
Allison Curran	Administrative Assistant

Plus, all names on attached listing.

ABSENT:

Raymond Legg	Councilman
Corina Pascucci	Town Clerk

ABSTRACT – The following vouchers were audited and approved for payment by the Town Board:
General Fund (TW) Voucher #249 through #304 in the amount of $25,028.35
General Fund (TOS) Voucher #1033 through #1039 in the amount of $18,718.38
General Fund (G) Voucher #3046 through #3052 in the amount of $20,329.86
Highway Fund (TW) Voucher #133 through #153 in the amount of $39,227.20
Highway Fund (TOS) Voucher #1032 through #1042 in the amount of $31,395.97
Landfill Closure Fund Voucher #41 through #46 in the amount of $3,605.22

PUBLIC HEARING – **Scrap Facility Renewal application** for Haines Falls Auto
MOTION made by Supervisor Mahoney to open the public hearing for Scrap Facility Application from Haines Falls Auto. Seconded by Councilman Kukle.

Ayes – 4 - Noes – 0 - Absent – 1- Councilman Legg

Scrap Facility Application

a. Public hearing on the scrap facility renewal application for Haines Falls Auto. Several residents offered comments prior to the board taking action.

b. Margaret Nihan, of Haines Falls, raised concerns about the condition of the property visible from the Scenic Byway, noting vehicles buried under debris, weeds growing approximately eight feet high, and a large crane visible from the road. She expressed that vehicles on the property do not display license plates and presumptively cannot move on their own power. Ms. Nihan argued that the applicant, Rory France, owner of Haines Falls Auto, was not meeting the requirements of the applicable law and should not be granted a renewal until all conditions were satisfied, further noting that similar concerns had been raised at prior renewal cycles.

b. Christine Arleo, of Haines Falls, discussed the gate that faces Sunset Park and the back gate that faces Twilight property has been left open all winter and because of this property can be seen from the road. Discussed the fact that there is no way that there is a ten-foot barrier on the property. She requested information regarding current inspection done on the property. Supervisor Mahoney requested that the Board get back to Ms. Arleo with further information as this meeting is not a question-and-answer session. She discussed Article G, #1, Scenic Byway topography, and the junk and debris that can be seen. She does not believe that an extension should be granted to Haines Falls Auto, owner Rory France.

c. Jim Nihan, of Haines Falls, questioned who to submit a FOIL application to. He was directed to Town Clerk, Corina Pascucci. He then questioned whether the midterm inspection had been completed on schedule and raised concerns about junk vehicles outside the fenced area, the absence of required marking on vehicles, and missing signage for ingress and egress points. Mr. Nihan acknowledged one positive development—that the facility appeared to be maintaining its operating hours. He also asked who was responsible for ensuring that all procedural requirements were met prior to the board's vote. It was clarified that the Code Enforcement Officer (CEO) – Rose Santiago - is responsible for the inspection and compliance review, and that Town Clerk - Corina Pascucci -manages the application.

d. Following the public hearing, the board reviewed the inspection report prepared by Code Enforcement Officer Santiago, who conducted an inspection on May 23, 2026. The report indicated that all areas passed inspection, subject to five conditions requiring remediation within 60 days: (1) remove any and all junk vehicles and scrap from outside the fenced area; (2) repair the fence at the rear of the scrap facility; (3) keep all gates closed during off hours; (4) remove debris from the inside fence perimeter to maintain a 10-foot clearance; and (5) replace a smoke detector in the bay liquid storage area removed due to painting.

e. CEO Santiago was questioned regarding the timing of the midterm inspection. Mr. Nihan cited the local law, which requires the CEO to conduct a thorough midterm inspection to allow ample time to address violations prior to the renewal process. The board acknowledged the concern and noted that while the inspection timing was not perfectly centered in the two-year term, a prior inspection had been conducted within the last two years with no violations found, and the current May inspection represented the most recent and actionable data available. Mr. France addressed the board to clarify that several of the cited conditions had already been addressed or were in the process of being corrected.

f. The board determined that conditional approval was appropriate, with the 60-day mitigation period beginning from the date of the vote, after which CEO Santiago would conduct a follow-up inspection to confirm compliance.

SCRAP & JUNK FACILITY REPORT

Report

5/23/2026

LOCAL LAW 13 OF 2016 Scrap & Junk Facility Regulations

Business: Haines Falls Auto

SBL: 183.05-1-36

The Town of Hunter conducted an Insoection at the above-mentioned business within the Town of Hunter on May 22nd 2026 at 2pm.

Rory France (Owner) was the point person who met with Code Enforcement.

LOCATION(s): 5183, 5184 & 5191 Route 23A Haines Falls NY 12436

DATE OF INSPECTION: 5/22/2026

Is the license visible? YES

ARTICLE F: SPECIFIC REGULATIONS

Facility shall be surrounded by a fence that completely screens the facility and the material from view from the Scenic Byway as topography allows. (N)

*Facility 5184 (Junk Yard) had one junk vehicle outside of fenced area. This must be removed. All other areas of the fence were not visible from Scenic Byway

*Facility 5183 (Scrap) * Fence was open , this must be closed during off hours and weekend

*Part of the south side of fence was damaged, and debris was found up against fence. This must be repaired and removed.

Strip of land 10 feet in width free of all material within the fence.

- All parts of fencing except the south side of 5183 (Scrap) there is material up against fencing * This must be removed.

Only the licensed premises shall be used for junk. YES

Motor vehicles or other junk or scrap material shall be stacked in a safe manner not visible from the Scenic Byway as topography allows. YES

Is the facility in a sanitary and an orderly condition, with neat rows? Yes

Is there water standing in place? None observed at time of inspection.

No material shall be burned, incinerated, smelted, shredded, pulverized, ground, or buried on the premises. Is this adhered to? YES

Is there one fire extinguisher per 40,000 square feet? YES

Is there a suitable rest room? YES (3 rest rooms available)

Is there sufficient off-street parking? YES

Are fluid collections on concrete surface? None observed during time of insoection, all liquids and waste were properly stored and labeled.

Are all fluids completely drained? YES

Are junk vehicles arriving inspected for leaks? YES

Prior to crushing, is there removal of:

Fluids, Batteries, PCB & Mercury, Refrigerants, Air Bags, Others : Yes

Are stored fluids in proper containers? YES

Are batteries stored properly? YES

Are PCB's & mercury switches stored appropriately? YES

Are there more than 1000 tires stored? NO * There are less tires then previous years, and less tires within storage

Are fluids discharged on the ground? NO

Is there safe handling, processing and storage of any residues? YES

Is dust controlled? YES

Is this a vector-breeding area? NO

All areas have passed inspection. Conditions are as follows:

1.) Remove any and all Junk Vehicles and scrap from outside fenced area
2.) Repair fenced area in back of Scrap Facility
3.) Keep all gates closed during off hours
4.) Remove debris (all) away from inside fence perimeter (10 ft space)
5.) Replace smoke detector in bay liquid storage area (removed due to painting)

(60) days to mitigate conditions

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Code Enforcement Officer

g. MOTION was made by Supervisor Mahoney to approve the conditional renewal of the scrap facility permit, subject to the five conditions identified in CEO Santiago's inspection report, to be mitigated within 60 days with final inspection to be done by the Code Enforcement Officer. Seconded by Councilman Kukle**.**

Ayes - 4 - Noes – 0 - Absent – 1 - Councilman Legg

Public Hearing closed.

Junkyard Permit

a. The board moved to consider the two-year junkyard license renewal for Haines Falls Auto. CEO Santiago confirmed that the junkyard was inspected concurrently with the scrap facility, as the two operations overlap on the same property. She noted that the same five conditions identified in the scrap facility report also apply to the junkyard portion of the operation, including the 10-foot perimeter clearance, gate closure, and removal of material outside the fenced area.

b. Mr. France clarified the distinction between the two operations: the north side of the property functions primarily as a junkyard with some on-site scrap processing, while the south side handles scrap processing and longer-term storage. Discussion touched on the allowable stacking height relative to the fence line. Mr. France explained that the south side's topography necessitates stacking above the fence line, a condition that was considered and addressed in the original site plan approval, with the stipulation that stacking not be visible from the Scenic Byway. Ms. Nihan, a resident of Sunset Park Road, expressed concern about the visual impact from a non-motorist perspective, noting the facility as an eyesore. Supervisor Mahoney acknowledged the concern but noted the board's obligation to act on the data provided by CEO Santiago’s inspection report and reaffirmed their commitment to address violations as they arise.

c. As the junkyard inspection was treated as part of the same report, the board applied the same conditional approval framework.

d. MOTION made by Supervisor Mahoney to grant conditional approval of the two-year junkyard license for Haines Falls Auto, subject to the five conditions identified in CEO Santiago’s inspection report to be mitigated within 60 days. Seconded by Councilman Kukle.

Ayes – 4 - Noes – 0 - Absent – 1 – Councilman Legg

Town Hall/Highway Complex

a. The board welcomed Greta Hansen and Jason Priesner to provide an update on the Town Hall and Highway Complex project. Jason noted that a meeting with the school district is scheduled for the following week regarding the potential inclusion of a bus bay component in the highway garage design. Greta summarized recent design refinements to the Town Hall, including the integration of police facilities into the basement level, elimination of the emergency shelter as a separate space in favor of the multi-use court/hall, consolidation of the kitchen to the ground floor with direct exterior access, relocation of archives from the upper floors to the basement, and an overall reduction in building footprint from approximately 17,000 square feet to approximately 15,000 square feet in the most recent compacted plan. The building footprint itself would be approximately 6,500 square feet with the full program spread over basement, ground floor, and attic levels.

b. Councilman Kukle requested, and Greta Hansen agreed, to send the updated plans to the board in advance of a future meeting so members could review them prior to a formal presentation. Supervisor Mahoney indicated a preference to schedule a special meeting dedicated to this project rather than waiting for the next regular workshop.

c. Supervisor Mahoney then introduced the concept of a planning bond resolution, explaining that such a bond would allow the town to continue paying professional fees—covering schematic design, design development, construction documents, bidding, and engineering services—prior to the issuance of a full capital bond. He noted that any amounts borrowed under the planning bond would be reimbursable through the eventual capital bond, and that paying these costs directly from existing funds would not be eligible for reimbursement.

d. Councilman Reale expressed strong opposition to authorizing any further borrowing before the project has been formally presented to the public. He noted that approximately $100,000 in ARPA funds had already been spent on the project without a public vote or broad public communication and drew a parallel to the school district's practice of bringing budgetary numbers to voters before proceeding. He stated he could not in good conscience vote to borrow additional money until taxpayers were made aware of the project and given an opportunity to weigh in. He also questioned why land clearing had already commenced.

e. Other board members and Supervisor Mahoney responded that the project has been discussed at public meetings throughout its development, that members of the press receive agendas and have covered the meetings, and that the delay in going public has been deliberate—to ensure the board has a stable cost estimate and a well-defined design before presenting it to residents. Supervisor Mahoney emphasized that he had always intended a full public communication effort including Facebook posts and public hearings but wanted to be adequately prepared before doing so. Greta Hansen noted that the design is approaching a point where a reliable schematic cost estimate could be produced, which is the appropriate threshold for public engagement.

f. Jason Priesner noted that the school board meeting outcome the following week could materially affect the overall project cost, and that it would be prudent to await that outcome before finalizing numbers. The board agreed to table any motion on the planning bond resolution and to reconvene after the school board meeting with the updated design documents in hand.

Mountain Top Ambulance

a. Countywide EMS Initiative: Acknowledgement Memo from Shaun Groden re: Wage & Benefit Parity.

b. Supervisor Mahoney reported that a wage and benefit parity document had been prepared by Lara Hamrah-Poladian and Debbie Reme in response to a memo from county manager Shaun Groden regarding the countywide EMS initiative. The document was to be delivered to the county at a legislative-level EMS meeting scheduled for the following evening. As Supervisor Mahoney had a prior commitment, he indicated that Councilman Semenza would represent the town at that meeting.

c. Supervisor Mahoney also updated the board on a separate discussion he and Administrator Woolheater had held with representatives of the Towns of Windham and Ashland regarding the potential formation of a mountaintop ambulance system. The proposed structure would consolidate EMS services for Windham, Ashland, Jewett, Prattsville, and Lexington into a single ALS-capable entity, with participating towns contributing through a taxing district based on taxable value.

d. Supervisor Mahoney expressed personal hesitation about joining this initiative, citing the town's existing high-functioning ambulance system and the complexity of merging operations. He recommended a phased approach—allowing the western towns to establish and prove the model before the Town of Hunter considers participation. Other board members agreed, expressing confidence in the current system and its personnel, and noting the logistical distance between Hunter and the western towns. Administrator Woolheater noted a significant coverage gap that had occurred the same day, during which the mountain was left without ALS coverage for approximately three hours due to dispatch inefficiencies, highlighting the ongoing coordination challenges in the broader county EMS system.

Hunter Highlands Pollution Control

a. Insurance Quotes received from Marshall & Sterling & Reis Group were reviewed by the Town Board; specifically, two pollution liability insurance quotes. Lara Hamrah Poladian noted that both quotes packaged coverage similarly and that annual rates were approximately $11,000 and $13,000 respectively. A multi-year rate option was presented but not recommended, as the town anticipates the formation of a sewer district will eventually resolve the need for this coverage. No action was taken on this item.

b. Supervisor Mahoney provided a broader update on the Hunter Highlands pollution control situation. Biweekly project meetings have been ongoing with representatives from the DEP, DEC, Delaware Engineering, and the Village of Hunter. An O&M agreement with the City of New York has been executed, with approximately $52,000 expected. A separate G fund has been established to track all expenditures, and Supervisor Mahoney confirmed that all town tax dollars spent on this matter will be repaid by the sewer district upon its formation.

c. Delaware Engineering is preparing two grant applications on the town's behalf—one for inflow and infiltration (I&I) remediation and one for engineering, through the Environmental Facilities Corporation. Discussions are also ongoing with the Catskill Watershed Corporation and the DEP regarding additional funding.

d. Three technical options are under active consideration for the long-term disposition of the treatment plant: continued operation with upgrades, conversion to a pump station feeding the Village of Hunter's plant, or an alternative pump station configuration. The Village of Hunter's plant was noted as being significantly overbuilt and in need of additional flow to operate efficiently. The board acknowledged that the final decision on the technical approach would rest with the town, in close coordination with the City of New York's DEP.

e. The Town Board considered an emergency service quote from D&W Industrial, submitted through the town's operator, Cedarwood, for valve replacement on a compressor at the Hunter Highlands facility. The total cost of $2,189.51 covers approximately $465.00 in labor, $387.00 in travel and mileage, and the remainder in parts.

f. Councilman Kukle made a MOTION to authorize the emergency service quote from D&W Industrial for valve replacement on the compressor in the amount of $2,189.51. Seconded by Councilman Semenza.

Ayes – 4 - Noes – 0 - Absent – 1 – Councilman Legg

Executive Session

MOTION to enter Executive Session to discuss personnel was made by Supervisor Mahoney and seconded by Councilman Reale.

Ayes – 4 - Noes – 0 - Absent – 1 - Councilman Legg

MOTION made by Supervisor Mahoney to come out of Executive Session at 8:31 p.m. Seconded by Councilman Semenza.

Ayes - 4 - Noes - 0 – Absent – 1 – Councilman Legg

MOTION made by Supervisor Mahoney to have Officer Matthew Reiner begin his full-time career with the Hunter Police Department effective May 26, 2026. Rate of pay is step one of the police contract, $56,160 per year, or $27.00 per hour. Seconded by Councilman Semenza.

Ayes – 4 - Noes – 0 - Absent – 1 – Councilman Legg

MOTION made by Supervisor Mahoney to close the meeting at 8:32 p.m. Seconded by Councilman Semenza.

Ayes - 4- Noes - 0 - Absent – 1- Councilman Legg

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

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Renee Ment, Recording Secretary

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Corina Pascucci, Town Clerk, RMC
Town of Hunter