

**REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON
TUESDAY, APRIL 28, 2026, AT 6 PM AT THE TOWN HALL LOCATED AT 5748 RTE.
23A IN TANNERSVILLE, NEW YORK**

Present:	Sean Mahoney	Supervisor
	Ernest Reale	Councilman
	David Kukle	Councilman
	Raymond Legg	Councilman
	Corina Pascucci	Town Clerk, RMC
Others:	Lara Hamrah Poladian	Bookkeeper, Secretary to Superintendent
	Robert Haines	Sargeant, Hunter Town Police
	Robert Blain	Highway Superintendent
	Marc Czermerys	Planning Board Chairman
	Rose Santiago	Code Enforcement Officer
	Allison Curran	Administrative Assistant
	Jason Kovacs, Esq.(arrival 6:25pm)	Town Attorney
Absent:	Dolph Semenza	Councilman

Supervisor Mahoney called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

MINUTES

MOTION made by Councilman Kukle to approve Regular Meeting minutes of March 24, 2026, and Workshop Minutes of April 14, 2026. Seconded by Councilman Reale.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

LANESVILLE LOCAL FLOOD ANALYSIS

MICHELLE YOST is present to discuss the Lanesville Local Flood Analysis (“LFA”). E-mailed copies of the Executive Summary. LFA started after Hurricane Irene. Watershed communities worked with City of New York and regulatory agencies to create the Flood Hazard Mitigation Implementation pot of money administered through local soil and water districts. An engineering study was done called the Local Flood Analysis. Lanesville became involved to see if property protection measures could be implemented. Thus, the LFA was established. Group has been established to tackle priorities. There is funding available to help implement projects. National flood insurance, elevation certificates, Greene County Highway Department regarding bridges and their effect on flooding. Information is provided to the Department of Transportation so that they are familiar with proposed projects. Ms. Yost discussed getting town delegates on board to work with the Shokan Catskill Watershed Corporation. Establish town’s priorities and scheduling planning meetings with DOT. Michelle Yost will assist with the process. Supervisor Mahoney volunteered to be on the committee. Councilman Legg and Robert Blain also volunteered on an as needed basis. Catskillstreams.org/lfa.

STONE CARVING with Kevin VanHentenryck presenting on 2026 Stone Carving – 19th season. Class will be open for a two-week period. August 17 – 29, 2026. Grant was received. Mr. VanHentenryck will be on site one week prior. Supervisor Mahoney confirmed that the compressor needed will be made available and the town will assist with fencing placement.

POLICE

Monthly report acknowledged, no electronic report provided.
Mountain Road – same as last year regarding parking. Towing, if necessary. Sgt. Haines will schedule to make sure there is sufficient coverage for the weekends. Department of Environmental Conservation will have staff (parking attendants) to manage parking on the back mountain road and Laurel House Road. Sgt. Haines stated that it is contingent on DEC being able to hire enough staff to manage the situation. Supervisor Mahoney states the town will adjust as needed.

AMBULANCE – Monthly report acknowledged.
HUNTER AREA AMBULANCE
PO Box 70 / 5742 Rte. 23A Tannersville, NY 12485
518-589-4045

32 Calls in March 2026

Hunter Mountain-	Tannersville- 4	Catskill-4
Haines Falls-10	Hunter-3	Windham-
Elka Park-	Lanesville-2	Ashland -1
Dr. Schneider's-	Coxsackie-	Cairo-
EMS Coverage- 4		
Palenville FH - 4		
CMH- 14	CPR Death: No Trsprt	Kingston - 6
Albany Med- 5	Unattended -	St. Peters-
AMC PEDS -	VA-	Canceled-1
No Patient Found-1	RMA - 3	Public Assist-
Helicopter-	Public Assist-	ALS-25
N. Dutchess -	FIRE standby -	ALS RMA-13

ACTUAL ALS TRANSPORT-13

Ariel -	Tom -	Jacob-8
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Barb - 3	Brianna -1	Matt-1
Erika- 14	Heather -	David-
Don -8	Harleigh -	Stacey -6
Jim- 6	Molly -	Aaron -
Nick -17	Meagen -1	Michele-3

Participated in HTC Career Day.

EMS Week at the Hunter Tannersville School on Wednesday, May 20, 2026. Greene County Sheriff Swat Team tank will make a surprise visit.

Mileage: 84-1: 102107 84-2:

Mutual AID to Hunter: WINDHAM - 3

MEDEX- Supervisor Mahoney inquired about the MEDEX exchange. Chairman Czermerys stated that it is getting taken care of.

ASSESSOR

Monthly report acknowledged.

- 18 Parcel Transfers this month. 6 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 0 Subdivision.
- 0 Lot Line Adjustments.
- 0 Grid Changes.
- 0 Parcel Revision.
- The 2026 tentative assessment roll will be filed on May 1, 2026.
- The Board of Assessment Review will meet on May 26, 2026, 2:00 pm to 4:00 pm and 6:00 pm to 8:00 pm.
- Updated photos are being taken at this time.

Transfers

164.15-2-30 46 Jovial Ct
164.09-2-48 Bridge St ALS
164.10-1-4 7902 Main St
164.09-2-49 Maple Ave ALS
164.15-2-6.1 7614 Main St
164.09-5-7 89 Pine Ln ALS
164.05-8-3.12 66 Maple Ave ALS
166.00-3-10 104 Ryder Hollow Rd
196.00-4-5 181 Elka Park Rd
163.12-1-1 101 Hunter Ln ALS
180.00-3-25 Jacobs Ln
180.00-3-34 Jacobs Ln
180.00-3-37 53 Jacobs Ln
180.00-3-38 Jacobs Ln
182.05-3-17 49 S Main St ALS
182.06-1-4 41 S Main St
182.06-1-5 39 S Main St
166.18-1-4 130 Park Ln

GRIEVANCE DAY -scheduled for 5/26/26 which conflicts with the regular Town Board meeting. Tabled

BUILDING

Monthly report acknowledged.

March 2026 Building Department

STR Permits: 12

Demo Permits: 1

Building Permits: 8

Municipal Searches: 4

STR Inspections: 16

Commercial/ Fire / Safety Inspections: 1

Building / Structure Inspections: 9

Signed permit applications.

1. Brahma Kumari World Spiritual Organization – Peace Village Retreat Center – for a freestanding 48” x 96” rectangular sign. Temporary until an improved sign is ready. Corner of 23-A and North Lake Road. Approximately 50’ from each direction. Sign is actually on North Lake Road, approximately same distance from 23-A. Sign will not interfere with the trail. Permanent sign is currently being designed. Councilman Reale asked about the roadway into the facilities. Councilman Kukle asked if the new (permanent) sign’s location could be adjusted, if necessary. Yes.

MOTION is made by Supervisor Mahoney to approve a temporary sign for Brahma Kumaris until they install their new sign. Seconded by Councilman Reale.

Ayes – 4 -

Noes – 0 –

Absent -1- (Semenza)

2. Hunter Mountain Realty. Code Enforcement Officer Santiago said that this was the same sign application and now that it is complete, the dimensions and layout are being reviewed. It has not been officially approved. Councilman Kukle stated that originally it was a two-business sign, which cannot be approved under the current sign law. As the current sign is now in accordance with sign laws, it can be approved.

MOTION is made by Councilman Reale to approve the Hunter Mountain Realty sign. Seconded by Councilman Legg.

Ayes - 4 -

Noes – 0 –

Absent -1- (Semenza)

PLANNING

- a. Chairman Czermerys noted that the Planning Board is continuing to work with Szymanski on his application to bring it to completion.
- b. Approved the Thompson garage.
- c. New items will be coming up next month.
- d. Generator for the cell tower for Twilight Park. The person listed as the owner of the property is the lease holder, not Twilight Park. Everything is on a lease; no one owns land in Twilight Park.
- e. Second meeting for Comprehensive Plan Committee. It will be a process. December may be hard to hit. The Comprehensive Plan Committee meets on the 3rd Tuesday of each month, at 6:00 p.m., open to the public. Chairman Czermerys expressed that he is looking for another location for the meetings as the court room is not working in terms of working space and the number of participants that attend.

JUSTICE COURT

Monthly report acknowledged (no electronic copies provided)

Month end bank balance for Judge Mary Susan Timpson is \$4,304.00.

Month end bank balance for Judge Kimberly Prince Walsh is \$4,286.00.

HIGHWAY

Platte Clove. Superintendent Blain is waiting on Saugerties, who is repaving County Line to the bottom of the hill. Also offered to repave Hunter's section of Platte Clove Road. Perhaps another two to three weeks. Spot for school bus has been prepared for period of time when bridge is closed.

Roads are being cleaned from winter.

Damage from water has been repaired.

Supervisor Mahoney mentioned that the street signs, road signs are old and tired looking, specifically in Haines Falls. As per R. Blain, signs are replaced on an as needed basis.

LANDFILL-Acknowledged receipt of satisfactory inspection from Rebecca Mitchell, DEC.

PRIVILEGE OF THE FLOOR

Emily Lane, who lives in Lanesville on 214 wishes to talk about two properties neighboring hers. Horrendous shape with vehicles that are uninsured, missing license plates, trailers, campers, equipment, junk, metal, tires. It looks as if this person is burying refuse. She wants to know if anything can be done as this is a scenic byway and is decreasing the value of her home. She is also concerned about well contamination. Supervisor Mahoney stated that he is familiar with these parcels. He has spoken to the Code Enforcement Officer regarding this. It is on the Town's radar. Will look to see what can be done to the greatest extent possible. If the Town takes an action Emily will be notified.

Roy Silver. Neighbor issue. Both properties are losing land to erosion, and he is concerned about the neighbor doing work in the stream that could lead to potential flooding on his property. He states they have been cutting down trees and littering the stream with cuttings. Mr. Silver called DEC. He believes that they spoke with the neighbor. Morning of meeting the neighbor blasted music toward Mr. Silver's house all day. Officer Andersen came to the property and approached the neighbor regarding it. Mr. Silver and neighbor have had verbal arguments about various disagreements. He wanted to have this information put on the record. The Town Board encourages Mr. Silver to contact law enforcement to avoid physical contact and to do his best to keep it civil and deescalated.

****Submitted by Roy Silver 5/18/26 and inserted into minutes.**

Please correct big inaccuracies in the minutes:

Both properties are not currently losing land to erosion. That was a big issue years ago but was corrected by the previous owner of the neighboring property. What I am concerned about is that the subsequent owner of that property, my current neighbor, doing work in the stream that I believe has undone some of the previous corrective work that can and will lead to future flooding and erosion on my property. I believe that may include my current neighbor's past removal of trees and littering in the stream with tree cuttings.

I think it is important to set the record straight as future harassment may occur based on inaccuracy in the minutes.

Thanks

Roy

NYS DEC

Acknowledged receipt of Notice of Complete Application for Peace Village SPDES permit *see also #____ VUM - (Kaaterskill Clove Visitor Use Management Report) – acknowledge receipt of the Town of Catskill resolution opposing the recommendations of the VUM.

VUM – Acknowledged receipt of opposition from Dale Mercer (Platte Clove Comm.) and Kaylyn Klopp.

VUM – Acknowledged receipt of the Village of Hunter Planning Board resolution.

WEBEX virtual public hearing is being held tomorrow evening, 6:00 p.m., open to the public, on the VUM being facilitated by the DEC. Easy to register, will receive immediate link to meeting.

HUNTER HIGHLANDS WWTP

Acknowledged receipt of information from meeting with DEC, DEP, Delaware Engineering, Supervisor Mahoney, Allison Curran, and a number of others, on 4/24/2026. Supervisor Mahoney's notes outlined below:

Decisions Made

- **No DEP funding available** for upfront engineering work since the facility is already upgraded 2
- **Connection to Village plant** will proceed assuming I&I remains unaddressed initially, representing worst-case scenario for planning 45
- **No-penalty order** from DEC will be delayed a few months unless urgent funding application requires it 67
- **Hunter Peaks** remains responsible for I&I improvements per planning board conditions, despite no work completed to date 8910

Current Status

Facility Operations

- **Significant I&I issues:** flows spike from 17 to 100 gallons per minute during rain events 11
- **Broken SDR pipe** pieces routinely found in bar screen 11
- Only one **4-inch drainage pipe to manhole 1A** was capped during initial investigation; no other I&I work completed 121314
- **Critical equipment needs:** air compressor in C-Bud building at risk of failure, filter train one offline with airlift issue 1516

Funding Exploration

- **EFC:** no immediate funds available; would require full PER and income survey for future SRF low-cost borrowing 1718
- **CWC:** no applicable programs for existing facility work 23
- **WQIP:** project not eligible due to lack of water quality impairment being addressed 17
- **DEP capital construction:** unclear scope requirements; need to determine if full engineering report necessary 1920

Hunter Peaks Development

- **37-38 house sites** approved with ~24,000-25,000 gallons/day additional flow 2122
- **Extremely slow progress:** only retaining wall work in last two seasons; no I&I improvements done 2324
- **Self-funded by developer Daniel;** only planned work is culvert at entrance 2425
- **Will Serve letter** from Hunter Highlands requires I&I fixes as condition of connection 425

Pending Confirmation

- **Village of Hunter requirements** for accepting consolidated flow - meeting needed 2627
- **Flow quantity analysis** using existing data from Todd's operations 2627
- **Hunter Peaks timeline** - Walter Kubo (Labella) to confirm developer's plans 232428
- **2.5-inch polyethylene force main capacity** - as-built drawings needed to verify ~40-45 GPM capacity constraint 2930
- **O&M funding agreement** - town attorney comments under review; close to execution 63132

Technical Considerations

- **Existing force main** sized for Spedes capacity using dry weather flows only; did not account for peak flows or Hunter Peaks development 3033
- **I&I mitigation options:** potential to use existing lagoon and EQ tank as temporary equalization system, but lagoon itself contributes I&I from bank infiltration 343536
- **Village capacity concerns:** Village of Hunter already experiencing significant I&I issues; cannot accept additional I&I without overflows 35

Compliance Items

- **Turbidometer calibration** scheduled for next week 16
- **CL17 calibration** to be completed with turbidometer work 16
- **Filter train one** airlift needs repair for backup capacity 16
- **Secondary treatment blowers** require ongoing attention 16

Action Items

- **Allison/team:** Schedule meeting with Village of Hunter to define requirements for flow acceptance (next 2 weeks) 2736
- **Brian/Todd:** Develop conceptual connection design and flow analysis using existing operational data (next 2 weeks) 437
- **Allison:** Contact Walter Kubo (Labella) regarding Hunter Peaks timeline and I&I work status (next 2 weeks) 2428
- **Brian:** Obtain as-built drawings for 2.5-inch force main between plant and lake (next 2 weeks) 29
- **Becky (DEC):** Confirm records of completed I&I work from Hunter Highlands order (next 2 weeks) 9
- **Brian:** Verify manhole locations and capped connections using I&I investigation report (next 2 weeks) 1438
- **Brian:** Provide short-term priority list of plant needs for compliance maintenance to Lindsey (ongoing) 15
- **Mike (DEP):** Prepare no-penalty order in coming months to update compliance status (2-3 months) 67
- **Town/Supervisor:** Execute O&M funding agreement at upcoming town board meeting 32

Next Meeting

Reconvene in **2 weeks** (same day/time) after completing village meeting and preliminary analysis to review consolidated findings and determine next steps.

36

Payment Structure

Quarterly advance payments from DEP to town based on submitted budget starting July 1; standard O&M items covered; major equipment replacement would require separate capital replacement contract.

31

Discussion of engineering work needed to figure out if and how the plant can be transferred to a pump station. No funding available, reported DEP. DEP maintained that what is needed is for an engineer to say how this could be achieved.

Hunter Highlands occupants to pay associated costs by way of District formation. Any additional improvements will be paid for by the owners in that District. Creating the District is a multistep process. Marybeth BIANCONI from Delaware Engineering is successfully leading meetings regarding this process in order to move this forward.

Cedarwood is keeping everything in line with SPDES Permit.

Jason Kovacs states once the engineering is done, the Town can move forward with the public hearing to set up a district.

MOTION to execute New York City DEP Operations and Maintenance (O&M) funding agreement. Councilman Kukle makes the motion. Councilman Legg seconds the Motion.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

Insurance Proposal received from Marshall & Sterling tabled for now while pricing options are explored further.

TOWN HALL/HIGHWAY COMPLEX

Senator Hinchey asked for a formal CREST (Community Resiliency Economic Sustainability and Technology Program) Application effective 4/21/26 for potential funding. Jason Reisner put together the specifics for it.

MOTION made by Councilman Kukle to allow Superintendent Mahoney to sign the CREST Application. Councilman Reale seconds the motion.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

GRANTS

Acknowledged receipt of highway culvert memo (Lustig Road) from Angelo Trichilo, PE, Creighton Manning. Has been sent to Joel at Sloane Water. This has been priced at \$664,000.00. Pre-cast concrete. Superintendent Blain will reach out regarding the pricing. They want to create a 15' span. Councilman Kukle discussed the dam that is above the culvert. Perhaps the dam is part of the concern and the plan for the 15' span. Grant was received for \$250,000.00 for this project. Supervisor Mahoney asked couldn't this project be put out for bid. Acknowledged receipt of Smart Growth Grant Program 1st quarter progress report from Margaret Irwin, forwarded to Michelle Higgins, DEC.

GREENE COUNTY

Acknowledged receipt of funding information request for Rev-250 events. Due by May 15, 2026. They will support up to 2,500 for each village that submitted a funding request for these Rev-250 events. Discuss with Village of Tannersville regarding this.

NYC DEP

Acknowledged receipt of 5-year Land Use Permit Renewal No. 3431, Ski Bowl Road for handicap accessible rail trail off Ski Bowl Road. Another 5-year permit agreement that goes from Cortina Valley Property to Twilight Park property for that trail. (Procedural).

TOWN HALL

MOTION to authorize purchase of Sharp BP-71M36 copier in Supervisor's Office made by Councilman Reale. Seconded by Councilman Legg.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

MOTION to authorize expenses for Association of Towns Finance & Management School for Allison Curran/Lara Hamrah Poladian for dates of May 6 and 7, 2026. \$250.00 per member, total of \$500.00. Motion made by Councilman Kukle. Seconded by Councilman Reale.

Ayes - 4-

Noes - 0 -

Absent -1- (Semenza)

RESIGNATIONS

MOTION to accept resignations from Megan O'Brien EMT/Driver effective 4/9/26; Harleigh Frascello EMT, effective 4/23/26; Derrick Curran EMT/Driver effective 4/1/26; Brianna Stevens EMT/Driver effective 4/21/26. Motion made by Supervisor Mahoney. Seconded by Councilman Legg.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

SURPLUS PROPERTY

MOTION to declare copier from Supervisor's office - Kyocera CS3060 as surplus property. MOTION made by Supervisor Mahoney. Seconded by Councilman Kukle.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

PERMA

MOTION to authorize expenses for Lara Hamrah-Poladian attending Worker's Compensation Conference May 13 - 15, 2026. MOTION made by Supervisor Mahoney. Seconded by Councilman Legg.

Ayes - 4 -

Noes - 0 -

Absent -1- (Semenza)

CONTRACTS

Acknowledged receipt of the fully executed contract with Mountain Top Golden Agers.

CORRESPONDENCE

- a. Received a 'thank you' from the Mountain Top Golden Agers for funding.
- b. Request from Mountain Top Golden Agers for parking for June 12 - 15, 2026, for 8-10 cars at the Town Hall. Okay for use of parking lot, park in the back part of the lot.
- c. CHARTER COMMUNICATIONS -Acknowledged receipt last quarter franchise fees \$10,046.01, which is a reduction from past franchise fees.
- d. NYS DOT acknowledged receipt of response to Superintendent Mahoney from Michael R. Cukrovany, PE, New York State DOT. Regarding bridge replacement over Horseshoe Bend. Additional work may be done on 23-A in the Clove. Supervisor Mahoney would like to receive more information on this. Is design open for discussion? Per Michael Cukrovany, designs have not yet been prepared; will meet with the Town to discuss.

Supervisor Mahoney said that the meeting can take place here. Councilman Kukle recommended further correspondence with DOT beforehand.

EXECUTIVE SESSION

MOTION made by Supervisor Mahoney to go into Executive Session at 8:10 PM to discuss the employment of a particular person. Seconded by Councilman Legg.

Ayes – 4 -

Noes – 0 –

Absent -1- (Semenza)

MOTION made by Supervisor Mahoney to come out of Executive Session. Seconded by Councilman Kukle.

Ayes – 4 -

Noes – 0 –

Absent -1- (Semenza)

NEW HIRE

MOTION made by Supervisor Mahoney to hire Katlyn Wood as a probationary under the existing probation of six months, full-time, highway position with a 30-day wait period for benefits at the existing rate of hire for her part-time position. Seconded by Councilman Reale.

Ayes – 4 -

Noes – 0 –

Absent -1- (Semenza)

MOTION made by Supervisor Mahoney to close the meeting at 9:34 p.m. Seconded by Councilman Reale.

Ayes – 4 -

Noes – 0 -

Absent -1- (Semenza)

Renee Ment, Recording Secretary

Corina Pascucci, Town Clerk, RMC
Town of Hunter