

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON WEDNESDAY, MAY 27, 2026, AT 6:00 P.M. AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Dolph Semenza	Deputy Supervisor
	Raymond Legg	Councilman
	Ernest Reale	Councilman
	David Kukle	Councilman
Others:	Corina Pascucci	Town Clerk
	Ariel Woolheater	Ambulance Administrator
	Robert Blain	Highway Administrator
	Robert Haines	Sargeant, Hunter Police Department
	Jason Kovacs, Esq.	Town Attorney
Absent:	Sean Mahoney	Supervisor

PLEDGE OF ALLEGIANCE – 6:00 p.m.

MINUTES

MOTION to approve regular meeting minutes of April 28, 2026, and workshop minutes of May 12, 2026, made by Councilman Legg. Seconded by Councilman Reale.

Ayes - 4 - Noes - 0 - - Absent -1 – (Sean Mahoney)

POLICE

- a. Monthly Report – April 2026
- b. Calls for service: 77
- c. Arrests made: 2
- d. Criminal charges levied: 3
- e. Criminal complaints: 2
- f. Non-criminal complaints: 47
- g. Assists to other agencies: 28
- h. Uniform traffic tickets: 8
- i. Parking tickets: 17
- j. Accidents investigated: 1
- k. Report requests: 2 = \$20.00

DEC has been covering Laurel House Road for several weeks. Looking to add additional members. A number of personnel available. Two more people are to be added.

Bear season. Bears are getting into dumpsters. Councilman Reale asked, when a bear flips a dumpster over does the property owner receive a litter violation. Sgt. Haines suggested the Town Board contact NYSDEC for a response to that question.

AMBULANCE

HUNTER AREA AMBULANCE

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

518-589-4045

a. Monthly report acknowledged.

b. 34 calls in February 2026

c. Hunter Mtn – 19	Tannersville -	Catskill – 2
Haines Falls -	Hunter – 3 calls in	Windham – 1
Elka Park -	Lanesville -	Ashland
Dr. Schneider's -	Coxsackie -	Cairo -

d. Walk-Ins - 2

e. EMS Coverage – Into Palenville, once.

f. ALS Coverage - 30

g. Fire stand-bys -

h. Helicopters –

i. Councilman Kukle discussed the proposed idea to have two ambulances on stand-by. County Legislature will not agree. Jim Thorington asked, “what’s wrong with you people.” “Two extra ambulances, paramedic equipped, and you won’t approve it.” It is just sitting there. Ambulance Administrator Woolheater states that Hunter Ambulance is not going to go to Catskill anymore.

j. Parking spots for EMS. Ambulance Administrator Woolheater stated that parking spots at the ambulance building are being taken up by non-ambulance employees. She is asking for six dedicated parking spots. Highway Administrator Blain stated that the dedicated spots can be created. He asked about the other side of the building. That can also be turned into parking spots.

k. Hunter Ambulance went to the Hunter-Tannersville elementary school for EMS Day. Great turnout. Greene County Sheriff Department brought a drone. Palenville Rescue and Tannersville Rescue also attended.

ASSESSOR

Monthly Report – April 2026

a. There were 13 Parcel Transfers this month. 6 were Arm’s length (ALS), Sales listed below.

c. 0 Parcels Combinations.

d. 0 Subdivision.

e. 0 Lot Line Adjustments.

f. 0 Grid Changes.

- g. 0 Parcel Revision.
- h. The 2026 tentative assessment roll was filled on May 1, 2026.
- i. The Board of Assessment Review will meet on May 26, 2026, 2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m.
- j. Update photos are being taken at this time.

k. **Transfers**

164.09-4-2 181 Mountain Dr ALS

164.73-15-5 166 Hunter Dr Unit V-5 ALS

167.00-5-22.2 18 Thorpe Rd

181.08-3-35 62 Renwick St

166.20-1-25 5472 Route 23A ALS

164.73-7-5 79 Hunter Dr Unit N-5 ALS

164.65-5-3 56 Highlands Dr Unit F-3 ALS

180.00-2-20.2 48 Clover Rd ALS

210.00-1-22 Josh Rd

210.00-1-51 380 Josh Rd

167.18-2-6 505 North Lake Rd

166.00-5-6 147 Route 25

166.00-5-16 Route 25

NYS ORPTS TAXATION & FINANCE: Acknowledged receipt of 2026 Special Franchise Full Values.

BUILDING/CODE ENFORCEMENT

a. Monthly report - April 2026

b. **Inspections:**

Building = 11

STR = 2

Commercial/ Site Plan = 1

Co's = 2

CC's = 2

Acknowledged receipt of Sign Permit Application from Linda Rencs regarding a sign for firewood for sale at 6824 Rte. 23A Tannersville, New York. Not an approved business. No site plan. On a State highway. No parking available. More steps needed.

Councilman Kukle makes a motion to deny Sign Permit Application for Linda Rencs. Seconded by Councilman Semenza.

Ayes - 4 -

Noes - 0 -

Absent – 1 – (Sean Mahoney)

PLANNING

Monthly report was not submitted.

JUSTICE COURT

Acknowledged receipt of April monthly reports from Justices' Kimberly Prince-Walsh and Mary Susan Timpson.

MOTION required to authorize resolution reducing the number of Town Justices from 2 to 1 to take effect upon expiration of the term of one of the Justices on December 31, 2026. No successor would be elected.

RESOLUTION #3 of 2026 was read aloud for consideration.

Jason J. Kovacs, Esq.

Town Attorney

RESOLUTION OF THE TOWN BOARD #3 of 2026

TOWN OF Hunter

Resolution Reducing the Number of Town Justices from Two (2) to One (1)

Date: May 27, 2026

WHEREAS, the Town of Hunter currently maintains a Town Justice Court with two (2) elected Town Justices pursuant to Town Law § 20; and

WHEREAS, Town Law § 60-a(2) provides that, notwithstanding any other provision of law, a Town Board may, by resolution subject to permissive referendum, reduce the number of Town Justices; and

WHEREAS, the Town Board has reviewed information concerning the operations of the Town Justice Court, including caseload, scheduling, staffing, and fiscal considerations; and

WHEREAS, based upon such review, the Town Board finds that the business of the Court can be effectively and efficiently conducted by a single Town Justice; and

WHEREAS, the Town Board further finds that reducing the number of Town Justices will promote administrative efficiency and responsible fiscal management while maintaining the fair administration of justice; and

WHEREAS, one of the two current Town Justice terms expires on December 31, 2027, and no reduction in the number of justices may take effect prior to the expiration of an existing term of office;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Town Law § 60-a(2), the Town Board of the Town of Hunter hereby reduces the number of Town Justices from two (2) to one (1); and be it further

RESOLVED, that such reduction shall take effect upon the expiration of the term of office of one of the current Town Justices on December 31, 2026, at which time that office shall be abolished and no successor shall be elected to that position; and be it further

RESOLVED, that following such date, the Town Justice Court of the Town of Hunter shall consist of one (1) Town Justice, who shall possess and exercise all powers and duties as provided by law; and be it further

RESOLVED, that this Resolution is adopted subject to a permissive referendum in accordance with Town Law § 60-a(2) and Article 7 of the Town Law; and be it further

RESOLVED, that the Town Clerk is hereby directed to:

1. Publish and post notice of the adoption of this Resolution in accordance with Town Law § 91;
2. State in such notice that this Resolution is subject to permissive referendum; and
3. Take all other actions necessary to effectuate the permissive referendum process;
and be it further

RESOLVED, that this Resolution shall take effect upon the expiration of the permissive referendum period, if no petition is filed; or upon approval by the voters, if a valid petition is filed and a referendum is held; provided, however, that in all events, the

reduction in the number of Town Justices shall not become operative until December 31, 2026, as set forth above.

ADOPTED this 27th day of May, 2026 at the meeting of the Town Board of the Town of Hunter.

Motioned by: Councilman David Kukle

Seconded by: Councilman Raymond Legg **All in Favor: 4 Absent: 1 All Opposed: 0**

Sean Mahoney, Supervisor	Absent
David Kukle, Councilman	Aye
Raymond Legg, Councilman	Aye
Ernest Reale, Councilman	Aye
Dolph Semenza, Councilman	Aye

RESOLUTION #3 of 2026 offered by Councilman Kukle to reduce the number of Town Justices from 2 to 1. Seconded by Councilman Legg.

Councilman Kukle	-	Affirmative
Councilman Legg	-	Affirmative
Councilman Semenza	-	Affirmative
Councilman Reale	-	Affirmative
Sean Mahoney	-	Absent.

So approved.

HIGHWAY

NYMIR

Councilman Semenza makes a MOTION to authorize signing of attestation form regarding installed functional battery disconnect switches, by Highway Superintendent Robert Blain and Supervisor Mahoney. Corrosion is an issue and switches are turned off daily. Seconded by Councilman Kukle.

Ayes -4-

Noes -0-

Absent -1- (Sean Mahoney)

Superintendent Blain discussed water transport tank truck. Asking for a motion to put it on the auction site. Does not belong on the highway. R. Blain states the vehicle has already been declared surplus a few months ago.. Councilman Kukle asked if it may have other uses. No.

MOTION made by Councilman Reale to list the surplus water transport tank truck to be put on the auction site the Highway Superintendent deems most effective. Minimum bid of \$20,000.00. Seconded by Councilman Semenza.

Ayes - 4 -

Noes - 0 -

Absent -1-(Sean Mahoney)

Update on Platte Clove Road (Back Mountain Road). It is open as of Noon today.

NYS DOT/RTE 23A PALENVILLE MTN ROAD

Acknowledge Supervisor Mahoney's letter sent to NYSDOT regarding Kaaterskill Trolley closing/parking regulations.

As I am sure NYSDOT is aware, the Kaaterskill Trolley is no longer operating. However, it remains the position of the Town of Hunter that the existing parking prohibitions within the Kaaterskill Clove should remain in place.

Specifically, we strongly support maintaining all current signage prohibiting standing, stopping, or parking along Route 23A throughout the Clove. These restrictions are critical for public safety, emergency access, and maintaining traffic flow along this heavily traveled corridor.

Additionally, it is the Town's opinion that both the Ice Climbers Lot and the Molly Smith parking area should remain closed and properly posted against parking. When these lots are opened or utilized informally, vehicles inevitably become double and triple parked, creating unsafe conditions and significant traffic issues. Enforcement and towing responsibilities then fall upon the Town of Hunter Police Department, placing an unnecessary burden on our local resources.

We have also recently noticed that some of the existing parking prohibition signage within the Clove is either missing, faded, damaged, or in need of replacement. We would appreciate NYSDOT reviewing the corridor and replacing or reinstalling signage where necessary to ensure that the parking restrictions remain clearly posted and enforceable. Additionally, if there is a designated NYSDOT representative or local contact who will be handling matters related to Route 23A and the Kaaterskill Clove moving forward, we would appreciate being provided with that individual's contact information so that we may coordinate directly as needed.

We appreciate NYSDOT's continued attention to these ongoing concerns. Should you wish to discuss this matter further, the Town would be happy to meet with you at any time.

Sincerely,

Sean Mahoney

Hunter Town Supervisor

O: 518-589-6150 ext: 312

Acknowledge receipt of response to above letter from Arthur Michael, DOT.

Molly Smith Road must remain closed as responsibility of maintaining it falls directly onto the Town of Hunter. Cannot be reopened until there is a management plan in place.

Councilman Kukle shared that the engineer for DOT entered the telephone call. Request was made that a walkway be built now. DOT's response is no; no walking will be allowed on the State highway. Discussions ensue.

PRIVILEGE OF THE FLOOR – No speakers.

PETITION FOR ANNEXATION

Notice of joint public hearing with the Village of Hunter and Town of Hunter Board at the Town Hall at 5:00pm, Tuesday, June 16, 2026, regarding Parcel # 164.00.2-19.

Petition for Municipal Annexation was filed with the Village of Hunter and Town of Hunter by Four Seasons Hunter, LLC relating to an approximate total of 127-acre parcel of land.

Attorney Kovacs stated that the owner of this property wants this property to be merged with the village for water/sewer access.

GREENE COUNTY

Acknowledge receipt of mortgage tax notice in the amount of \$79,419.51.

Acknowledged receipt of resolution awarding bids to purchase materials for the Highway Department.

Councilman Semenza made a MOTION awarding bids to purchase materials authorized by the County Highway Department. Seconded by Councilman Legg.

Ayes – 4 - Noes – 0 - Absent – 1 (Sean Mahoney)

Acknowledged receipt of information regarding Cannabis Showcase Event and Municipal Approval Form.

NYMIR/TOWN HALL

Acknowledge receipt of certificates of insurance from Hunter Tannersville Central School District regarding fueling.

TOWING/IMPOUND

Motion to authorize contracts with S & T SECURITY, Peter's Hunter Towing & Haines Falls Auto effective May 22, 2026, and payment of fuel surcharge.

MOTION made by Councilman Semenza to authorize contracts with S&T Security, Peter's Hunter Towing and Haines Falls Auto effective May 22, 2026, and payment of fuel surcharge. Payment of fuel surcharge as part of penalty to person whose vehicle is being towed. Seconded by Councilman Reale.

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

Acknowledge receipt of Certificate of Insurance from S&T Security, Haines Falls Auto and Pete's Hunter Towing.

HUNTER HIGHLANDS WWTP

Acknowledge receipt of New York City Department of Environmental Protection Watershed Wastewater Treatment Facility Inspection Report – Part 1.

CENTRAL HUDSON

Acknowledged receipt of notice of temporary site lease termination effective May 15, 2026.

CORRESPONDENCE

Acknowledge receipt of information on New York AOT Legislative Conference registration, September 22 and 23, 2026 in Albany, New York.

VFW Acknowledge receipt of donation request regarding Honor Roll Monument, Haines Falls from Jim Jones- Bunt-Brewer Post 165. Request amount is \$1,000.00 to update monument. Has not been updated since installation.

Acknowledge meeting change notice: Town board regular meeting scheduled for Tuesday, May 26, 2026, has been moved to Wednesday, May 27, 2026, at 6:00 p.m.

Notice: Town Board will hold a public hearing for scrap facility renewal application for Haines Falls Auto Tuesday, June 9, 2026, at 5:45 p.m.

Councilman Semenza made a MOTION to close the meeting of Wednesday, May 27, 2026, at 7:00 PM seconded by Councilman Legg.

Ayes – 4 -

Noes – 0 -

Absent – 1 (Supervisor Mahoney)

Renee Ment, Recording Secretary

Corina Pascucci, Town Clerk, RMC