

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JULY 28, 2026, AT 6:00 P.M. AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Sean Mahoney	Supervisor
	Dolph Semenza	Councilman
	Ernest Reale	Councilman
	David Kukle	Councilman
Others:	Corina Pascucci	Town Clerk
	Lara Hamrah-Poladian	Secretary to Supervisor
	Marc Czermys	Planning Board Administrator
	Rose Santiago	Code Enforcement Officer
	Allison Curran	Administrative Assistant
	Ariel Woolheater	Ambulance Administrator
	Robert Blain	Highway Administrator
	Robert Haines	Sargeant, Hunter Police Department
	Jason Kovacs, Esq.	Town Attorney
	Plus, all names on attached listing	
Absent:	Raymond Legg	Councilman

PLEDGE OF ALLEGIANCE – 6:00 p.m.

MOTION to approve meeting minutes for Regular Meeting of 6/23/2026, Workshop Meeting of 7/14/26, and Joint Public Hearing of 6/16/2026 made by Councilman Semenza. Seconded by Councilman Reale.

Ayes - 4 - Noes - 0 – Absent -1- (Legg)

The Board reviewed a sign permit application from Kevin Thompson Excavating & Trucking. Code Enforcement Officer Santiago clarified that this was not a renewal but rather a new application to consolidate multiple existing signs into one updated sign at the same location on Route 23A. The new sign will incorporate Kevin Thompson's excavation and roll-off services along with Pine Grove Self Storage under a single design. Currently, there are two separate signs. The applicant, Jeremy Thompson, explained that all business operations are conducted from the same location and that the new sign will be an aesthetic upgrade, featuring dimensional lettering and a proposed flower bed at its base.

MOTION was made by Supervisor Mahoney to approve the sign permit application for Kevin Thompson Excavating & Trucking was made and seconded. The motion was seconded by Councilman Semenza. Councilman Kukle abstained due to a personal relationship with the family.

Ayes – 3- Noes – 0 - Abstain - 1 - Councilman Kukle Absent -1-(Legg)

POLICE

Monthly Report – June 2026

Calls for service: 96
Arrests made: 3
Criminal charges levied: 4
Criminal complaints: 9
Non-criminal complaints: 43
Assists to other agencies: 20
Uniform traffic tickets: 13
Parking tickets: 1
Accidents investigated: 6
Records Requests: 4 = \$40.00

Regarding response to rescue calls at Platte Clove, Sargeant Haines relayed that there are periods of time when there is not a Forest Ranger available to answer calls. Three Forest Rangers are working in the Mountaintop area, reduced from five, who were transferred elsewhere.

Supervisor Mahoney reported that he had spoken with DEC Regional Director Sean Maher, who acknowledged the staffing shortage and committed to revisiting the scheduling. Supervisor Mahoney indicated that new rangers are expected, following an upcoming academy graduation.

The Board praised local first responders for their performance on recent rescue calls, noting strong mutual aid from Greene County Sheriff's Office, Ulster County, and other agencies.

The Board also briefly discussed the recently completed Scutt Road parking lot improvements, which were reported to be functioning well.

AMBULANCE

HUNTER AREA AMBULANCE

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

518-589-4045

Monthly report acknowledged.

Calls: 47

Hunter Mountain-

Haines Falls- 5

Elka Park- 4

Dr. Schneider's-1

Walk-Ins: 2

Tannersville- 8

Hunter- 7

Lanesville- 1

Coxsackie-

Catskill- 1

Windham-

Ashland - 3

Cairo-

EMS Coverage-2

Catskill -

Palenville FH-2

CMH- 8

Albany Med- 3

Mountain Top- 2

Story's-

CPR Death: No Transport- 1

Unattended-

Jewett-

Kingston- 11

St Peters- 1

AMC PEDS-	VA- 2	Canceled- 5
No Patient Found-	RMA- 4	Public Assist-
Helicopter-	ALS- 22	
N. Dutchess-	FIRE standby-	ALS RMA-10

ACTUAL ALS TRANSPORT-

Ariel- 6	Tom-	Jacob- 9
Barb- 7	Kyla- 8	Michele- 1
Erika- 10	Heather-	David-
Don- 14	Emily- 7	Stacey- 4
Jim- 7	Molly- 1	Aaron-
Nick- 15	Matt-	Ally- 5

Mileage:

84-1: *Unable to obtain – at Pete’s Automotive
84-2: 46,548

Heat and A/C are working. Attempt to maintain even mileage, as possible.

Mutual AID to Hunter:

Ashland- 1
Windham- 3
Catskill - 1

Councilman Kukle reported on the Greene County EMS meeting, noting that Columbia County is experiencing a severe paramedic shortage and has been drawing heavily on Greene County medics. The county EMS group resolved that if fewer than 3 Greene County medics are available, they will not respond to Columbia County calls. Supervisor Mahoney also noted that neighboring mountaintop towns — Ashland, Windham, Jewett, Lexington, and Prattsville — are pursuing a shared services grant to consolidate under one ambulance umbrella, similar to what the Town of Hunter previously accomplished. He expressed intent to request board authorization to write a letter of support when that application is ready.

Acknowledge receipt of \$54,917.00 from Greene County to assist with Emergency Medical Services. Payment #2.

Acknowledge receipt of letter from Shaun Grodin, Greene County Administrator, regarding ambulance funds received and response to be sent. Total amount received from Greene County to date is \$109,834.00. As of May 31, 2026, payroll expenses are \$220,410.00, plus \$1,888.00 in contractual repairs. For remainder of 2026, payroll will be overbudgeted due to lack of manpower. Funds received will greatly remedy that.

ASSESSOR

Electronic Monthly Report was not received.

The Board acknowledged receipt of notice from Aventine Properties regarding SCAR petitions filed for three parcels: 66 Bridge Street, 14 and 18 Roaring Kill Road, and 41 Roaring Kill Road. Jason Kovacs, Town Attorney, explained that a SCAR (Small Claims Assessment Review) petition is a simplified assessment challenge, handled before a referee rather than through a full Article 7 proceeding, and typically does not require legal representation.

Disabled Veterans Property Tax Exemption

The Board acknowledged receipt of a proposed amendment from the Greene County Legislature to exempt disabled veterans from property taxation on a scaled basis tied to their degree of disability. Supervisor Mahoney expressed personal support for the measure.

BUILDING/CODE ENFORCEMENT

Monthly Report acknowledged.

2 building permits

6 short-term rental permits

7 sign permits

7 municipal searches

1 operating permit

8 inspections – short term rentals

11 inspections – building permits

8 inspections - commercial fire and safety operating permits

Chief Enforcement Officer Santiago noted a general uptick in building activity, characterized primarily by renovations, additions, HVAC upgrades, electrical upgrades, and generator installations rather than new construction. Fire and safety inspections were conducted at several commercial properties including Lillian's, Elkhart, and the Ontario building on the schedule required by fire code.

Acknowledge - Receipt of Letter from P. Blume & L. Filine

The Board acknowledged receipt of a letter of complaint from P. Blume and L. Filine regarding signs attached to trees on their property line at 22035 Route 214 in violation of the town sign ordinance. Chief Enforcement Officer Santiago confirmed the signs had been removed and that the property had been visited twice to verify compliance. The Board also noted that a sign previously addressed on Route 23A — related to a Latvian sauna business — had been relocated to Park Road and would be followed up on.

Discuss Checkbox Disclaimer for STR Applications

Marc Czermerys discussed chargeback incident in which an applicant who had incorrectly submitted an STR permit application — entering addresses and parcel numbers that did not correspond to a property within the town — later successfully disputed the payment with their credit card company through Stripe. To prevent future chargebacks, the Board discussed requiring a mandatory acknowledgment checkbox in the Deckert online platform, as well as a printed affirmation for paper applications. The checkbox language, to be finalized with Town Attorney Kovacs, would require applicants to affirmatively confirm property ownership, the

accuracy of submitted information, and acknowledgment that the application fee covers the initiation of a review process and is non-refundable.

MOTION to authorize staff to work with Deckard to initiate a checkbox disclaimer for STR applications — both digitally and in print — to protect against chargebacks, with final language to be reviewed by Town Attorney Kovacs, was made by Supervisor Mahoney. Seconded by Councilman Reale.

Ayes - 4 - Noes – 0 - Absent -1- (Legg)

PLANNING

Planning Board Chair Czermerys presented the June monthly report, noting only one application — three lot line adjustments — was heard, making it an unusually quiet month. He indicated that as of the agenda cutoff date, there are no applications for the August planning board meeting, raising the possibility of cancellation for the first time in approximately 8–9 years. Supervisor Mahoney suggested using such a meeting productively such as looking at outstanding projects that could be considered. M. Czermerys suggested reviewing the proposed dumpster law drafted by the Village of Hunter. He also noted interest in aligning the town's version with the village's existing law, given shared corridors like Colonel's Chair Road.

Councilman Reale discussed site plan approvals and renewal policies. Under current law, approvals are valid for one year, and upon request for an extension, a guaranteed one-year renewal. A 50% fee of the original application cost was noted as now being required for any renewal request. The Board briefly discussed the idea of requiring more substantive review after multiple renewals, particularly for large subdivisions, while acknowledging the need to allow flexibility for projects working through HOA formation with the Department of State. Cortina Valley was cited as an example of a project that has continued to demonstrate active progress through each renewal cycle. They come before the Board every 90 days to show progress and discuss anything that needs to be discussed.

Smart Growth Comprehensive Plan – Community Workshop 8/26/26: Planning Board Chair Czermerys announced a community visioning workshop for the joint Town of Hunter/Villages of Hunter and Tannersville Smart Growth Comprehensive Plan, scheduled for Monday, August 26, 2026, at 6:00 PM at Hunter Elementary School, with a goal of 200 attendees. Supervisor Mahoney read a summary of the planning process, noting it is supported by grants from the NYS DEC and NYS Department of State Environmental Protection Fund. A postcard mailing with a survey link will be distributed, and hard copies will be available at Town Hall, Village Hall, and the library. A dedicated website — plan.townofhuntergov.ny — has been established for the project.

JUSTICE COURT

Monthly report acknowledged.

Justice Prince Walsh reported a total cash book balance at month end of \$2,915.

Justice Timpson reported a total cash book balance at month end of \$1,651.

HIGHWAY

Monthly report acknowledged.

Highway Administrator Blain stated the following:

Landfill – Almost finished – underground. Above ground is currently on hold.

Clum Hill / Greene Hill: Pricing obtained for paving. Oil and stone will be done on Clum Hill, Greene Hill, Scribner Hollow Road, and Bloomer Road. Tentatively scheduled to begin August to September 2026.

Councilman Kukle brought up the issue of speeding and commercial vehicle violations on Platte Clove Road. General consensus was that 40 mph is not a safe speed for the section of the road near residences and the Byrne Road area, and that the painted crosswalk near the community center is difficult for drivers to see in time. It was noted that the town controls the road from Shorts Creek westward and discussed placing a 30-mph zone sign at the top of the back mountain road as a near-term measure, while pursuing a formal speed limit reduction request to Greene County for the county-maintained portion. Discussion regarding need for ordinance, higher fines to control usage of the back mountain road for safety concerns.

MOTION to authorize Supervisor Mahoney to write a letter to Greene County Highway requesting a speed limit reduction to 30-mph on Platte Clove Road from the top of the back mountain road to Byrne Road Bridge was made by Supervisor Mahoney and seconded by Councilman Reale.

Ayes - 4 -

Noes – 0 -

Absent -1- (Legg)

PRIVILEGE OF THE FLOOR

George Kelly of the Village of Tannersville addressed the Board to express gratitude to the Hunter Area Ambulance Service for their response to a serious car accident involving his wife on June 11, 2026, and for a subsequent call to his home the following week. Mr. Kelly also made a lighthearted observation regarding the facility's lack of a dedicated kitchen sink, prompting brief discussion among the Board and Ambulance Administrator Woolheater about the station's layout.

Acknowledgment – Resolution No. 61-10

The Board acknowledged Greene County Resolution No. 61-10 regarding county assistance with unsafe building demolition. Supervisor Mahoney noted a specific mobile home on Laurel House Road that has been determined to be a public health hazard with no response from the landowner. He proposed pursuing the county's demolition assistance process, whereby town highway would demolish and dispose of the structure, crush the septic tank, and the costs would be levied against the property.

HUNTER HIGHLANDS POLLUTION CONTROL

Acknowledgment - Receipt of 4 Payments (\$51,152 Each) From NYC DEP

The Board acknowledged receipt of four separate O&M reimbursement payments of \$51,152 each from New York City DEP, totaling \$204,608. It was noted that these funds more than covered two operating account loans of \$100,000 each that had been utilized, with the balance to

be deposited into the daily operating fund. Additional DEP payments are anticipated for the remainder of the year under the executed O&M agreement.

MOTION to authorize the additional funds to be deposited into the Hunter Highlands operating account was made by Supervisor Mahoney. Seconded by Councilman Reale.

Ayes - 4 -

Noes - 0 -

Absent -1- (Legg)

Acknowledgment - Receipt of Fully Executed O&M Agreement with NYC DEP

The Board acknowledged receipt of the fully executed O&M Agreement with NYC DEP. Supervisor Mahoney thanked Town Attorney Jason Kovacs and Delaware Engineering for their work in finalizing the agreement.

Acknowledgment - Receipt of NYCDEP Watershed Facility Inspection Report

The Board acknowledged receipt of the inspection report. Supervisor Mahoney reported the facility is performing well overall, within SPDES permit parameters, with minor inflow and infiltration noted as expected. Some equipment replacements are needed, requested by the operator Cedarwood, to bring the facility fully up to operational standards.

Adirondack Sample Analysis Test Results

The Board acknowledged receipt of sample analysis test results for Hunter Highlands, noting results are in good shape.

TOWN HALL/CYBER SECURITY

Planning Board Chair presented the rationale for a new cybersecurity policy, explaining that it arose from questions on the town's cyber insurance renewal regarding procedures for verifying changes to banking information and payroll. The policy would require that any changes to vendor banking or remittance information, or to employee direct deposit accounts, be verified through a secondary means — either in person, verbally, or by phone — prior to any EFT modifications. Payroll changes would require a signed request form, and email requests must be authenticated accordingly. Town Attorney Kovacs will be asked to draft formal policy language. The effective date noted is January 1, 2026.

Motion to initiate a policy mandating that address changes or banking information changes require verification through secondary means — either in person, verbal, or by phone call — prior to any EFT modifications, and that payroll changes require a signed request form with authenticated email requests, effective January 1, 2026, made by Supervisor Mahoney. Seconded by Councilman Semenza.

Ayes – 4 -

Noes – 0 -

Absent -1- (Legg)

TOWN HALL COMPLEX

The Board acknowledged receipt of a notice from NYS Parks, Recreation and Historic Preservation confirming that no properties associated with the town hall project are eligible for historic or cultural resource designation.

GRANTS

The Board acknowledged receipt of notice from NBRC that NEPA (National Environmental Policy Act) review has been satisfied as of July 16, 2026, for the community hall portion of the town hall project. Supervisor Mahoney noted that Town Attorney Kovacs is managing this process on behalf of the town.

CWC

Acknowledgement Receipt Letter from Jeff Baker

The Board acknowledged receipt of a letter from Jeff Baker of the Coalition of Watershed Towns (CWC) covering the election process, land acquisition, the FAD, and other matters.

Acknowledgment Receipt Ballot for Nominations to Executive Committee

The Board discussed nominations for the CWC Executive Committee. Supervisor Mahoney praised David Kukle's long-standing service as Greene County representative and current Vice Chairman of the Coalition of Watershed Towns.

MOTION to nominate David Kukle as the Greene County representative to the Coalition of Watershed Towns Executive Committee was made by Supervisor Mahoney. Seconded by Councilman Reale.

Ayes - 4 -

Noes - 0 -

Absent -1- (Legg)

Councilman Kukle reported that at the prior evening's mayors and supervisors meeting, it was the consensus of supervisors that Stephen Walker of the Town of Windham would continue as a voting member, and that Supervisor Cross of Prattsville and Supervisor Kroyer of Jewett would continue as alternate members.

MOTION to endorse Stephen Walker as a voting member and Supervisors Cross and Kroyer as alternate members to the CWC Executive Committee was made by Councilman Kukle. Seconded by Supervisor Mahoney.

Ayes – 4 -

Noes – 0 -

Absent -1- (Legg)

The Board noted the potential significance of an upcoming shift in CWC priorities, particularly the reconsideration of the large land acquisition component, which was described as a meaningful development for watershed communities.

RESIGNATIONS

Motion to accept the resignation of Jake Bernard from the Ambulance Corps, as submitted via email, was made by Supervisor Mahoney. Seconded by Councilman Kukle.

Ayes – 4 -

Noes – 0 –

Absent -1- (Legg)

SURPLUS PROPERTY

Motion to declare the following items as surplus property for disposal as e-waste: Zebra Z04-20, VeriFone VX-520, HP DeskJet 1000, Smith Corona typewriter (model NA3HH), and IBM typewriter (model 47-76-68), was made by Supervisor Mahoney. Seconded by Councilman Reale.

Ayes – 4 -

Noes – 0 -

Absent -1- (Legg)

NYS AGRICULTURE & MARKETS

The Board acknowledged receipt of a satisfactory June 2026 dog control officer inspection report from NYS Agriculture & Markets.

CORRESPONDENCE

Acknowledgment - Receipt RBT CPAs Partnership With UHY

The Board acknowledged notice received that RBT CPAs, the town's auditing firm, will officially partner with UHY accounting firm. Discussion on putting out to bid.

THANK YOU NOTE FROM C. PASCUCCI

The Board acknowledged a thank you note from Corina Pascucci, Town Clerk, expressing appreciation to all who helped decorate the Town Hall for the 250th anniversary of the United States Declaration of Independence celebration. Supervisor Mahoney extended personal thanks to all who contributed, including the highway department, for maintaining the grounds.

ACKNOWLEDGMENT RECEIPT FLYER FROM CATSKILL CENTER

The Board acknowledged receipt of a flyer from the Catskill Center. The item was tabled.

NYAOT RECEIPT MEMBERSHIP DUES, MEETING SCHEDULE, RESOLUTIONS & CERTIFICATE OF DESIGNATION

Acknowledged.

TRANSFERS/BUDGET MODIFICATIONS

Effective 4/30/26 Budget Journal Entry

The Board acknowledged a budget journal entry effective April 30, 2026: Debit A2611 and Credit A1110.41 by \$1,290.99 to reflect revenue and expense related to the Justice Court grant.

Effective 5/31/26 Budget Journal Entry

The Board acknowledged a budget journal entry effective May 31, 2026: Debit DA5142.1 and Credit DA5142.4 by \$13,691.61 to cover an over-expenditure in snow removal.

EXECUTIVE SESSION

MOTION to enter Executive Session to discuss matters of pending litigation was made by Supervisor Mahoney. Seconded by Councilman Semenza.

Ayes –4 -

Noes – 0 –

Absent -1- (Legg)

MOTION to come out of Executive Session, with no action taken, made by Councilman Reale. Seconded by Councilman Semenza.

Ayes – 4 -

Noes - 0 –

Absent -1-(Legg)

MOTION to close the meeting at 8:40 p.m., with no action taken, made by Supervisor Mahoney.
Seconded by Councilman Kukle.

Ayes – 4 -

Noes - 0 –

Absent -1- (Legg)

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

R. Ment, Administrative Assistant

C. Pascucci, Town Clerk