

**MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, JANUARY 20, 2015 AT 7PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.**

<b>Present:</b>	<b>Daryl Legg</b>	<b>Supervisor</b>
	<b>Anthony Coiro</b>	<b>Councilman</b>
	<b>David Kukle</b>	<b>Councilman</b>
	<b>Raymond Legg</b>	<b>Councilman</b>
	<b>Dolph Semenza</b>	<b>Councilman</b>
	<b>Corina Pascucci</b>	<b>Town Clerk</b>

<b>Others Present:</b>	<b>Larry Gardner(arriv.7:57)</b>	<b>Town Attorney</b>
	<b>Lara Hamrah-Poladian</b>	<b>Secretary to Supervisor</b>
	<b>Sarah Killourhy</b>	<b>Planning Board Chairwoman</b>
	<b>Mark Hommel</b>	<b>Assessor</b>
	<b>James Boyle</b>	<b>Code Enforcement Officer</b>
	<b>Erika Bain</b>	<b>Hunter Ambulance EMT</b>
	<b>Plus all names on attached listing.</b>	

6:45PM - Public Hearing: Application to Office of Community Renewal under the HUD Community Development Block Grant Program (CDBG) – Western Catskills

Supervisor Legg calls the Public Hearing to order at 6:51 PM.

Letters of support welcome from the community, form letters are available at the Town Hall.

Discussion regarding deadlines.

Supervisor Legg closes the Public Hearing at 7:04 PM.

Supervisor Legg calls the regular meeting to order at 7:05 PM with the Pledge of Allegiance to the Flag

#### RESOLUTION

Councilman Semenza offers RESOLUTION #3 Approving the Submission of a Community Development Block Grant application. Seconded by Councilman Legg.

Ayes-5-           Noes-0-

Councilman Semenza makes a MOTION to approve Susan Graham as the online manager. Seconded by Councilman Kukle.

Ayes-5-           Noes-0-

#### AUDIT

The following vouchers were audited and approved for payment by the Town Board.

General Fund (TW) Voucher #548 through #571 in the amount of \$3,590.45

Highway Fund (TW) Voucher #220 through #230 in the amount of \$7,550.38

Highway Fund (TOS) Voucher #1074 through #1076 in the amount of \$888.42

General Fund (TW) Voucher #1 through #61 in the amount of \$18,993.57

General Fund (TOS) Voucher #1001 through #1005 in the amount of \$7,694.66

Highway Fund (TW) Voucher #1 through #12 in the amount of \$10,571.88

Landfill Closure Fund Voucher #1 through #6 in the amount of \$4,111.58

#### PRIVILEGE OF THE FLOOR

Margaret Nihan asks for an update regarding Sunset Park Road.

J. Boyle informs her that it is the hands of Greene County and they are working on it.

#### MINUTES

Councilman Legg makes a MOTION to approve minutes: Reg. and Year End mtg 12/30/14, Organizational mtg 1/6/15, and Special mtgs 1/14/15, 1/7/15, 12/29/104. Seconded by Councilman Coiro.

Ayes-5-

Noes-0-

POLICE Monthly Report acknowledged

## Town of Hunter Police Department

### Monthly Report

December 2014

Calls for service:	75
Arrests made:	4
Criminal charges levied:	4
Criminal complaints:	5
Non-criminal complaints:	56
Assists to other agencies:	7
Uniform traffic tickets:	25
Parking tickets:	1
Accidents investigated:	6
Report requests:	4 = \$45.00

Board states that another meeting will be necessary with R. Fusco regarding financial ramifications on the town with regard to the Mountain Jam and Taste of Country festivals.

AMBULANCE – Monthly Report acknowledged (no electronic or paper copy available)

Board acknowledged receipt of information on ESO Healthcare connector

Supervisor Legg states that G. Morrison was to meet with Hunter Mountain representatives regarding Hunter Mountain having a Paramedic on staff.

ASSESSOR – Monthly Report acknowledged (see attached)

Board acknowledged receipt of memo Re: Senior Citizen & Disabled Tax Exemption.

M. Hommel suggests that the town go with the county numbers.

Supervisor Legg states that they will revisit this item once Larry Gardner arrives.

BUILDING/CODE ENFORCEMENT - Monthly Report acknowledged.

TOWN OF HUNTER

## OFFICE OF CODE ENFORCEMENT

## MONTHLY REPORT OF ACTIVITIES DECEMBER 2014

- 3 Building Permits Issued
  - 0 Building Permit Renewals
  - 7 Certificate of Occupancy Searches Performed
  - 3 Certificates of Occupancy Issued
  - 3 Certificate of Compliance Issued
  - 0 Sewer Inspections
  - 1 Notice of Violation
  - 0 Sign Permits Issued or Renewed
  - 0 Demo Permits Issued
- 
- 12/1 Rich Jacobs Greene County Social Services called about Sabre's building on Railroad Ave, in the Village – Larry Gardner would like copy of CC's and CO for Matthews property – CO Search 167.00-5-6 - #3264 in with ?'s about stairway requirements – Email monthly report to all on the list – Return call Christen Greene about enclosing deck, sent application – Call from Mackay, across the street from Williams Lumber about sign – Return call Paul Gans about building off County Route 25 – CO Search 182.07-2-1
  - 12/2 #3237 in, will be leaving Thursday, no more building until Spring – Scan and email papers for Sarah - #3048 contractor in would like inspection – research #3048 requirements for CO – Inspect #3048, #3281, #3213, #3283, stop at Williams Lumber about new sign
  - 12/3 Start work at 9:00 one hour personal time – Return call #3216, where is septic tank and leach field – sent email to DOS about spiral stairway – Bob Haines asked about owner of Eggerly, building not secure
  - 12/4 Inspect #3283 – Email permit application to KEA for Tashbar – NOV, 2<sup>nd</sup> time to 167.00-3-21 sent by certified – Inspect #3221 – Certificate of Completion Issued for #3281 - Mike Bliss KEA please call Joel – Certificate of Completion Issued #3213 – Call Joel at Tashbar – return call to abstract Company with requirements for CO Search
  - 12/5 Clean-up computer – Work on files – Jordan from SES Branding called about sign permit for 181.07-3-11 Route 23A telephone poles – Inspect #3216
  - 12/8 Talk to DOS Joe McGraff about spiral stair – Mike Bliss KEA called about fire escape at Tashbar – Work on files – CO Search 164.73-11-2 – Certificate of Completion Issued for #3176 - Rich Roth in about Ethier, no CO 136 Dale Lane – mandatory meeting about health insurance
  - 12/9 Received workers comp for Tashbar fire escape – Joel from Tashbar called what next? – Call from prospective builder with property on the Village/Town line – Sychalski called about septic on property #3216, nothing found – Tony Coiro in the office – Issue Building Permit #3285 while Mike Bliss was here

- 12/10 Came to work @ 9:10, use 1 ¼ hour personal time – Return call Patricia, realtor for #3216 looking for septic – Call from contractor of #3214 about final inspection tomorrow – Email building permit to KEA and Tashbar – Work on files
- 12/11 Clean off Durango – Go to inspect #3214, not plowed or shoveled – Go back to #3214, inspect after fire – Issue CO #3214 – CO Search 166.01-1 - Plumber in for #2958 – Call DEP about whole house trap with sewer system – research code about whole house trap – Received 9 applications for sewer hook-up – Call DEP, we need engineer design – Called owner of 9 lots to let him know what needs to happen – Work on files
- 12/12 Sarah has ?'s about 4 or 8 cabins at Deer Mountain – Tait in about fire repair at Schribner Hollow – Inspect #2958 plumbing rough in – Jim Jaeger called about repair of fire damage at Scribner Hollow – Leave @3:15 use up ¾ hours of personal time
- 12/15 Mrs. Puddle Duck called, needs CC and Occupancy, I told her she needs Dominick not me - #3252 in about CO requirements - Create some of the files for 2015 – Email ? to DOS
- 12/16 Ray Ethier in about no CO - #3216 in about septic – Slutzky in about chimney – Inspect Ethier, #3274 – Donnie Van in about #3216 septic – Reply from DOS Joe McGraff – Work on files
- 12/17 Work on Ethier file – Inspect #3216 – Work on files – Ray Ethier in – Issues Building Permit #3286 – Issue CO #3286 - consolidate and back up pictures on flash drive
- 12/18 Frank Cabrera in about renovation of 10 Clum Hill Road – Issue Building Permit #3287 – Jimmy Wiltse in about Mountain Brook wanting to add SFD at rear of property, Questions about repair to Villa Maria foundations to save the buildings, Consult with Sarah with Jimmy – Call from abstract Co. about 181.12-2-10.2 – Vince Saladino called with ?'s about patio and covered patio – Call with complaint on Fromer Street, I told thm to call the Village of Tannersville – Inspect #3061, #3269, #3218, #3223 no one there
- 12/19 DEP Letter, incomplete application for Deer Mountain, scan and forward to Sarah – CO Search 181.20-1-7 – Michelle Yost Greene County Soil about summit in January – Called South Mountain Electric about ? I had on the Electric code – took in STAR application for Mark - Mountain Brook people in about building a SFD at the site, confer with Sarah – Leave @ 2:00 use 2 hours personal
- 12/22 Gave Mark STAR from yesterday – Received DEP letter from Sarah about Deer Mountain – CO Search 182.00-1-10.1 – FOIL request given to me by Corina for DEP, GEI, no records, I called and informed them – Potato Latkes from Krooked Café - #3216 in about CO – On lunch I went to Botini to pay my personal bill, Matt Leach had ?'s about open permits at Villa Maria – Inspect #3216 & #3205 – Create list of deficiencies for #3216 – Call from 200 Franks' Way, whats going on?
- 12/23 Check with Keith in the shop about construction on Route 214 – Call from #3216 about CO, I told him to finish the work – Check with Barbara and Lisa in the court about tickets – Call Craig, 200 Franks' Way to let him know what's going on with 75 Franks' Way – Inspect #3216 not ready to CO yet
- 12/24 Create new Appearance Ticket, will go over it with the Judges – Daryl in to wish us a Merry Merry – Work on files – 1:00 Person here for court, no one from court here, I took his information - Inspect #3216 still not ready for CO – When I pulled back into the lot, someone was leaving after not being able to get into the building – Someone from Bloomer Road dropped off package for the police –
- 12/25 Christmas
- 12/26 I used the last of my personal time (7 hours) off all day
- 12/29 Return calls, Kerry Clement 417-8557, left a message, Anthony #3216 will be ready this afternoon for inspection for CO - Inspect #3265 Silver Hollow – Call Hunter-Windham Abstract about FOIL request – Inspect #3216 still not ready for CO, will call

later when done – Call Tom Goss about garage on Osborne Road, how close to the road? – Talk to John Farrell about road right of way on Osborne Road, no answer – Builder from #3216 in with photos on his phone – Issues Certificate of Occupancy #3216

12/30 Email from #3239 with ?'s about his project – Call and left a message – Ask John Farrell about right of way on Osborne Road, no answer – Talk to Scott Fernjack #3239 about his project – Called Greene County Electric, left a message – 2 calls from a person with ?'s about a property on County Route 23C, Rent rooms, Cabins, Campground – CO Search 164.73-6-4 - #3253 in would like an inspection – Inspect #3253, almost ready for CO

12/31 Work on end of year paperwork – Clean up computer – Talk to Dave Kukle about signs – Call Church Community about possible sign – Talk to Tony Coiro – Talk to Ray Legg – Go over Appearance ticket and procedure with Judge Simon – Work on files – Ask John Farrell about Osborne Road still no answer – Daryl Legg in to wish Happy New Year – (four out of five in one day WOW!) - Work on end of the year

PLANNING – Monthly Report acknowledged.

## Town of Hunter Planning Board Monthly Report

### JANUARY 2015

***Meeting: Tuesday January 6<sup>th</sup>, 2015 ~7:00PM***

**There were approximately 8 people in attendance.**

S. Killourhy - Chairman  
M. Czermers - Deputy Chairman  
S. Friedman  
S. Schneider  
J. Michaud-Uhrik  
C. Knopp  
J. Dixon  
D. Galin – alt.  
A. Dale – alt

**PRIVILEGE OF THE FLOOR** – Chairman S. Killourhy opens privilege of the floor at 7:12PM. M. Nihan inquires about the status of the Cell Tower at Town Hall. S. Killourhy states no application has come before the Planning Board to date. Councilman A. Coiro states the town Board is still working with Verizon to find a location for the tower. J. Nihan asks if there has been any new correspondence with the NYS DOT or NYS DEC in regard to the Haines Falls Auto application. S. Killourhy states there has not been since the Moratorium was enacted.

### **OLD BUSINESS:**

**1)Platte Clove Church Communities Site Plan Review**, Platte Clove – M. Mathis and M. Lowenthal presenting - Status update, review of plans submitted on October 2014. S. Killourhy explains to the Board the applicants requested a hardship variance to continue their proposed plan to move the dwelling 110' from Josh Road and to increase the size of the approved building by 1736 Sq. ft. The Planning Board votes to hold public hearing at the February meeting.

**2) Cortina Mtn Estates Major Subdivision Final Plat Review and Site Plan Review** - Haines Falls- J. Shaw & P. Romano presenting - Revised 12/11/14 Final subdivision map  
 - Proposed Resolution: Conditions for obtaining final approval for CME subdivision, submitted by J. Shaw, reviewed by Attorney Gardner

The Board reviews and discusses proposed resolution and makes a few minor corrections with the assistance of Attorney Gardner. The final copy is attached for your review.

The applicant anticipates attending the February meeting and continuing with Site Plan review. The Town Board granted a hardship variance in accordance with Local Law #4 of 2014 for the applicants to continue Site Plan review at the December 30<sup>th</sup> 2014 meeting.

*~ The next Planning Board meeting Tuesday February 3<sup>rd</sup>, 2015 at 7PM~*

Supervisor Legg makes a MOTION to re-appoint David Galin and Andrew Dale as alternates to the Planning Board term 1/1/15-12/31/15. Seconded by Councilman Legg.

Ayes-5-

Noes-0-

S. Killourhy states that she may have surplus computer equipment for the February meeting.

She adds that the hard drive from her computer that tipped over is already in the shredder pile.

#### CELL TOWER

Supervisor Legg states that they have a suggested site next to the Town Hall on the State Police side and are working on one more site at the top of the hill, trying to settle on the best possible site.

#### TRANSPORTATION CORPORATION

Discussion regarding setting a date for Public Hearing Onteora Club.

Supervisor Legg makes a MOTION to hold a Public Hearing regarding Transportation Corporation for Onteora Club at 6:30 PM on February 17, 2015. Seconded by Councilman Kukle.

Ayes-5-

Noes-0-

**SOLAR PROJECT:** Discussion – Herb Ortiz and Gordon Cochrane of Energy In The Bank.

Councilman Coiro states that he has put in many hours on this project and is prepared to make his recommendation to the Town.

H. Ortiz states that he is a developer and the Landfill site is very attractive to his company. Discussion regarding a 2 megawatt project , \$20,000 per year to the town for the next 20 years with a 1% escalator. He adds that his investors would be receiving a tax benefit. He speaks of a 9 cent rate with a 1.5% escalator because of Councilman Coiro's countless hours and persistence. He presents the board with an MOU and a lease agreement.

Supervisor Legg asks if the town's energy costs would be covered.

H. Ortiz states that there is some room to work something out, adding that the project would be one 200 KW solar field for the town plus two others.

Discussion regarding remote net metering.

Discussion regarding what happens at the end of the twenty years, whether the town has to buy it at fair market value or whether it gets turned over to the town through NYSERDA.

Discussion regarding a 20 year PILOT program for the piece of land at the landfill and whether or not this would occur at a county level.

Board states that the Town Attorney will review all documents.

#### HIGHWAY

Councilman Semenza makes a MOTION needed to authorize procurement from Greene, Ulster, Delaware Counties for awarded bidders for materials, services and contractors. Seconded by Councilman Legg.

Ayes-5-

Noes-0-

#### LANDFILL

Board acknowledges receipt of report from NEWS on needs and observations at the Landfill.

L. Hamrah-Poladian references letter received from New England Waste Systems regarding needs and observations.

In their letter they state that it would be helpful if snow removal could include the headworks access covers. After heavy snow they are difficult to locate. Also, a request for the entrance road to be mildly sanded after plowing.

#### O'SHEAS

Discussion regarding status of debris removal. L. Gardner states that the owners are getting the money together to complete the project in the spring.

JUSTICE COURT Monthly report for December acknowledged(no electronic copy available)

#### GREENE COUNTY

Board acknowledged receipt of Resolutions: #61-10 Authorizing county to assist towns and villages located in GC to minimize costs incurred under local unsafe building laws authorizing demolition

#### GRANTS

Board acknowledged Smart Growth Grant application needs MOTION for M/WBE policy- update existing 2003 version Councilman Kukle makes a MOTION to update M/WBE policy. Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

#### WESTERN CATSKILLS:

Board acknowledges receipt of request from Town of Lexington for letter of support for Park on Schoharie Creek - sent Councilman Kukle offers RESOLUTION #4 In Support of Catskill Park Wayfinding Sign application. Seconded by Councilman Coiro.

Ayes-5-

Noes-0-

#### NYS DEC

Councilman Semenza makes a MOTION to formally adopt the new maps in order to remain eligible in the NFIP program. Seconded by Councilman Legg.

Ayes-5-

Noes-0-

Councilman Kukle has concerns regarding the maps , some wetlands not being identified.

Board acknowledges receipt of letters sent from Greene County Act. Chair. Lewis, Councilman Kukle & Mountain Cloves Scenic Byway to NYSDEC Re: Kaaterskill Wild Forest comments for proposed amendment to plan Board acknowledges DOT response form Sam Zhou Re: Kaaterskill Falls UMP(Unit Management Plan) revision

#### TOWN HALL

Councilman Coiro makes a MOTION to authorize borrowing for IT Expenses for a non-callable bond in the amount of \$20,000 for a three year term. Seconded by Supervisor Legg.

Ayes-5-

Noes-0-

M. Czermerys states that this cost includes the server, back-up, storage and a firewall. He adds that this does not include a safe place for the equipment. Also, the life expectancy of the equipment is three to five years.

Board acknowledged receipt of proposals from M. Czermerys and Next Step

Board members question need for a computer for a part time employee.

#### ANNUAL REPORTS

Board acknowledged receipt of annual reports from Town Clerk, Police, Code Enforcement, Planning and Justice Court.

#### GREENE COUNTY SOIL AND WATER

Board acknowledged receipt of reminder of Watershed Summit 1/24 @ HTC Elementary

#### DISCUSSION

Local environmental issues concerning Schoharie Creek.

Discussion regarding setting up a meeting with Allison Dwon of NYCDEP, Kevin O'Connor of NYSDEC, Audrey Lewis of NYSDOH and Dr. Robert Schneider as Town of Hunter Health Officer to talk about water quality issues in the Schoharie Creek. Meeting tentatively scheduled for 2/2/15 at 2PM with a secondary date of 2/5/15 at 2PM at the Town Hall.

Supervisor Legg states that the meeting is open to the public but public comment will not be accepted.

Discussion regarding the attendance of Charles Menzie.

L. Gardner states that he could be allowed to participate in the discussion but not a member of the panel.

M.E. Cariseo informs the board that the samples taken by Mr. Menzie were sediment samples and DEP and DEC take water samples so the two can't be compared.

#### BUILDINGS AND GROUNDS

Lighting energy audit – Councilman Legg states that he is meeting with Central Hudson tomorrow at 2PM for the exterior of the Town Hall.

He adds that he will soon have proposal for the board regarding 2015 projects.

#### CORRESPONDENCE – Board acknowledges:

Received from NYS of Opportunity Dept. of Public Service info on energy modernization initiative

Received from USDA rural development – notice of rural area reclassifications

Received notice that Catskill Center will be sponsoring youth(11-14 yrs) one week at NYSDEC Camp DeBruce

MOUNTAIN TOP SUPERVISORS & MAYORS next meeting 1/26/15 Ashland @ 7:00 pm

Received from Department of Health -surface water concerns fact sheet

#### TRANSFERS/BUDGET MODIFICATIONS

Supervisor Legg makes a MOTION to approve the following Transfers and Budget Modifications:  
effective 12/31/14

- 1)Transfer \$17,300.85 frn DB5112.4 to DB5110.21 to put acct in good standing
- 2)Transfer \$6,540.05 frn DB5110.4 to DB5110.21to put acct in good standing
- 3)Transfer \$15,558.55 frn DA5120.4 to DA5142.4 to put account in to good standing
- 4)Transfer \$30.00 frn DA5120.4 to DA5142.4 to put account in to good standing
- 5)Transfer from A4540.1 to A4540.4 for \$410.47 to cover Amb fuel and good standing

Effective 12/1/14 \*\*\*see attachment\*\*

Seconded by Councilman Semenza.

Ayes-5-

Noes-0-

#### ANTI-TETHERING LAW

Dog Control Officer Bruce Feml wrote to the Town Board asking them to consider passing an Anti-Tethering Law.



Councilman Semenza makes a MOTION to hold a Public Hearing on a draft Anti-Tethering Law at 6:15 PM on 2/17/15. Seconded by Councilman Coiro.

Ayes-5-

Noes-0-

#### EXECUTIVE SESSION

Supervisor Legg makes a MOTION to go into Executive Session at 8:49 PM to discuss legal issues. Seconded by Councilman Kukle.

Ayes-5-

Noes-0-

C. Pascucci and L. Hamrah-Poladian excused.

Supervisor Legg makes a MOTION to come out of Executive Session at 9:25 PM. Seconded by Councilman Kukle.

Ayes-5-

Noes-0-

Councilman Semenza makes a MOTION to authorize the Town Attorney to settle the Elon Emanuel tax certiorari matter for a fair market value in close proximity to \$215,000 as seen by the appraisal. Seconded by Councilman Legg.

Ayes-5-

Noes-0-

Supervisor Legg makes a MOTION to adjourn at 9:28 PM. Seconded by Councilman Legg.

Ayes-5-

Noes-0-

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Town Clerk, RMC