

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, FEBRUARY 19, 2019 AT 7PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK

Present:	Daryl Legg	Supervisor
	David Kukle	Councilman
	Raymond Legg (arriv. 7:46)	Councilman
	Sean Mahoney	Councilman
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian	Secretary to Supervisor
	Larry Gardner(arriv. 8:28)	Town Attorney
	John Farrell	Supt. of Highways
	Sgt. Robert Haines	Hunter Police Dept.
	Plus all names on attached listing.	

Absent: Dolph Semenza Councilman

6:15 – 7:00 PM GREENE COUNTY Public informational Meeting: Bridge Replacement

Supervisor Legg calls the meeting to order at 7:41 PM with the Pledge of Allegiance to the Flag.

AUDIT – The following vouchers were audited and approved for payment by the Town Board:

General Fund (TW) Voucher # 13 through #64 in the amount of \$83,244.22
 General Fund (TOS) Voucher #1001 through #1010 in the amount of \$3,324.44
 General Fund (SF1) Voucher #2002 in the amount of \$100,000.00
 General Fund (SF2) Voucher #2003 through #2004 in the amount of \$50,421.00
 General Fund (SF3) Voucher #2005 in the amount of \$67,199.00
 General Fund (SF4) Voucher #2006 in the amount of \$90,000.00
 Highway Fund (TW) Voucher #3 through #27 in the amount of \$29,476.92
 Highway Fund (TOS) Voucher #1001 in the amount of \$400.62
 Landfill Closure Fund Voucher #6 through #14 in the amount of \$10,030.32

MINUTES

Supervisor Legg makes a MOTION to approve minutes: Regular mtg 1/15; 1/22: Special joint mtg with Villages. Seconded by Councilman Kukle.

Ayes-4-

Noes-0-

Absent-1-(Semenza)

POLICE -Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

January 2019

Calls for service: 123
 Arrests made: 5
 Criminal charges levied: 7
 Criminal complaints: 10
 Non-criminal complaints: 78
 Assists to other agencies: 31
 Uniform traffic tickets: 45
 Parking tickets: 1
 Accidents investigated: 12
 Report requests: 6 = \$65.00

Sgt. Haines speaks to the board about a training opportunity 4/15-4/17, Patrol Tactics at Turning Stone with the cost being \$100 per officer. He adds he would like to send two full time and two part time officers and accommodations would be extra.

Councilman Mahoney makes a MOTION to authorize this training. Seconded by Councilman Legg.
 Ayes-4- Noes-0- Absent-1-(Semenza)

Sgt. Haines questions the board about charges for security detail.

Supervisor Legg states it would be the same hourly rate as Taste of Country.

L. Hamrah-Poladian will call NYMIR for further information.

ASSESSOR-Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor’s Office

SUBJECT: Monthly Report

DATE: February 15, 2019

There were 37 Parcel Transfers this month. 10 were Arm’s length Sales listed below.

0 Parcels Combinations.

0 Parcel Splits.

1 Lot Line Adjustments.

3 Grid Changes.

3 Parcel Revisions.

Update photos are being taken at this time.

Information for the new STAR requirements is available in my office.

Data for the 2019 Assessment Roll is being collected at this time

Renewal exemptions are being returned at this time.

The exemption filing dead line date is March 1, 2019

- | | | |
|-----------------------|---------------------|---------------------|
| 1. 164.15-5-1.110 ALS | 7. 164.14-1-8.424 | 13. 182.05-3-34.2 |
| 2. 164.10-2-26 ALS | 8. 164.10-5-14 ALS | 14. 181.12-5-40 |
| 3. 164.14-3-16 | 9. 166.14-1-29 | 15. 166.18-2-29 |
| 4. 164.06-1-34 | 10. 181.12-5-31 ALS | 16. 181.08-1-1.1 |
| 5. 164.05-1-7 | 11. 181.08-3-25 | 17. 181.08-1-1.2 |
| 6. 164.09-2-31 | 12. 181.08-3-26 | 18. 164.73-11-7 ALS |

19. 164.73-10-8
20. 164.73-10-8
21. 164.58-2-6
22. 182.00-2-39
23. 166.00-4-11
24. 166.00-4-14.2
25. 166.00-4-4 Over Flow
26. 164.72-3-4 ALS
27. 210.00-3-27
28. 166.00-1-1.2ALS
29. 165.02-1-8
30. 165.02-1-8
31. 165.02-1-8
32. 165.02-1-8
33. 165.02-1-8
34. 164.00-2-11.11 ALS
35. 216.01-6-21 ALS
36. 206.03-3-11 ALS
37. 150.03-1-6



Mark Hommel

Assessor

Discussion townwide re-valuation

Supervisor Legg feels that this needs to be done within the next year or two as it has been approximately twenty years since the last reval.

Acknowledged received from NYS Real Property-pre-decision collaboration mtg2/11/19

AMBULANCE -Monthly report acknowledged (no electronic copy provided)

Motion needed to hire B. Neal Jr (Driver/EMT)

Councilman Mahoney makes a MOTION to authorize reimbursement of employees \$25pp EMS Educational day @ Albany Med. Seconded by Councilman Kukle.

Ayes-4-

Noes-0-

Absent-1-(Semenza)

CODE ENFORCEMENT-Monthly report acknowledged.

TOWN OF HUNTER

OFFICE OF CODE ENFORCEMENT

MONTHLY REPORT OF ACTIVITIES JANUARY 2019

3	Building Permits Issued
0	Building Permit Renewals
2	Certificate of Occupancy Searches Performed
0	Certificates of Occupancy Issued
1	Certificate of Compliance Issued
0	Sewer Inspections
0	Notice of Violation / Stop Work
0	Sign Permits Issued or Renewed
0	Demo Permits Issued
2	Complaints Received
0	Timber Harvesting Permits
0	Small Scale Mining Permits
0	Fire / Property Maintenance Inspections

Acknowledged receipt of reminder of April 1, deadline for report of Title 19

PLANNING-Monthly report acknowledged.

Town of Hunter Planning Board

Monthly MEETING Report

FEBRUARY 2019

Tuesday, February 5th, 2019. Regular meeting at 7:00PM - 8 people in attendance*

S. Killourhy - Chairperson

M. Czermerys –Deputy Chairperson

S. Friedman - ABSENT

J. Michaud

C. Knopp

A. Dale

R. Haines

D. Senterman (alt) ABSENT

B. Welch (alt) - ABSENT

-- Not official minutes; report prepared for Town Board— Attendance includes 2 Town Board Members*

PUBLIC HEARING: Diamond Notch Farm Apartments Site Plan: Lanesville.

Chairperson S. Killourhy opens Public hearing at 7:09 PM. No one present to speak.

S. Killourhy closes the hearing at 7:11PM.

OLD BUSINESS:

S. Killourhy states that since applicant R. Manuszak is unable to attend, and D. Baker and sons are present for CME, the Board will move up CME.

2)Cortina Mtn Estates; Final Conditional Subdivision Approval Extension: Haines Falls.

D. Baker presenting. The Board acknowledges the letter from Attorney D. Everett of Whiteman, Osterman & Hanna (WOH) which provides an update on the CME project and request for 90-day extension. Board discussion with D. Baker.

MOTION: by J. Michaud to extend the final conditional subdivision approval until the May 2019 meeting. Seconded by R. Haines. Unanimously carried

1) Diamond Notch Farm Apartments Site Plan: Lanesville. Chairperson S. Killourhy explains that applicant R. Manuszak is out of Town. S. Killourhy states this is a SEQR Unlisted action. S. Killourhy states the public hearing was noticed in the Daily Mail and letters were sent to the Board reviews the SEQR Short EAF and Site plan map and photos of the existing horse barn which the applicant proposes to convert into 2, 1-bedroom apartments. S. Killourhy states that the NYCDEP has approved the existing septic which will allow for the 2 apartments and DOH has approved the water. It is also acknowledged that the applicant must submit to the building department Engineer stamped plans that address the Energy code, Building code and Fire code. The Board completes Part 2 of the Short EAF.

MOTION: by M. Czermerys for a SEQR negative declaration. Seconded by C. Knopp. Unanimously carried.

At this time the Board will table the Site plan approval until the March meeting so that R. Manuszak can attend.

NEW BUSINESS:

3) Rip VanWinkle Ranch Site Plan; Sketch plan: Haines Falls - T. Legg presenting.

S. Killourhy is recused and requests that Deputy Chairperson Marc Czermerys takes the lead. J. Michaud is asked to take notes. S. Killourhy leaves the meeting room. M. Czermerys states this is an UNLISTED action under SEQR. Under the new SEQR regulations the parcel does not impact more than 25% or 2.5 acres of the lands of Twilight Park, a historic district or meet any of the other thresholds for a Type I action. M. Czermerys explains that this is for an after the fact review of mobile home trailer moved approx. 1,000 feet to be attached to existing storage trailer and utilized for same. Further review of the 2013 Site plan conditions that were not met and certain items that have changed from that approval. The Board will review the conditions of 2013 and go through them since the applicant states some of those things will not happen. M. Czermerys states the application will require Greene County 239 review and coordination with NYS DEC for permit compliance with SPDES permit.

T. Legg states he is here because he moved a storage trailer from one point on his property to another. M. Czermerys explains that the storage trailer was a single wide residential trailer and will not be lived in. He states there are other trailers on T. Legg's property used for storage for other parts of his business.

The Board reviews the 2013 conditions with T. Legg:

- Check with CEO/Bldg. dept. RE: Cert. Occupancy for main building (6 residences & office and 1 story residence with 2 units (previous barn/shop).

M. Czermerys asks applicant if has met with & working with Mr. Boyle to get the CO's. T. Legg states he has met with CEO Boyle but does not know the status of the CO's. M. Czermerys explains that paperwork needs to be finished off so we can get the site plan fully approved.

-Identify, show and locate ALL buildings, uses, and occupancies. Mixed uses should be identified and noted on plan; (example: multifamily -6 residence main building with shared office for xyz business.)

The only buildings that can be occupied are the main building, the 2-unit dwelling, and the trailer on the bottom left corner of the site plan will remain where it is.

~Relocation of Residential Trailer to rear of main building to be done by Licensed Mobile Home transporter and installer. M. Czermerys states this condition is to be removed, T. Legg agrees.

~Sewer and water to remain permanently disconnected to all former mobile homes to now be used for storage. T. Legg confirms this to be accurate.

~Storage trailers shall not contain junk, in or around structure that would trigger the Junkyard Law.

J. Boyle did do an inspection and the area is clean, photos were taken and shall be provided for the Board to review.

~ Sign Locations designated and shown on map for all businesses. M. Czermerys acknowledges that the sign location for one sign is shown and the other existing sign location has been drawn on the map.

~ No additional exterior lighting without additional site plan approval. Acknowledged.

~Tree Line on west end of property line should be shown and landscape plan for neighbor to west.

M. Czermerys states this is something that the Board can discuss, there may not be a need for it at this time since nothing in that area will be disturbed.

~ Site will be subject to random review by the Code Enforcement Officer, or other person designated by the Town Board. Acknowledged.

~ Applicant has no inherent right to put another trailer on property, and debris of burned trailer should be removed in favorable timeframe by a licensed mobile home demolitionist and in addition to other conditions incorporated on Site Plan.

The burned trailer was immediately removed in 2013, the concern at this time was why the trailer was moved and is it consistent or applicable with the above condition. T. Legg states the trailer was moved to provide easier access for storage, specifically in the winter when it is difficult to plow, at this time it has 15 ATV's in it. The trailers are frame on ground, therefore the weight limits are not relevant.

M. Czermerys states there needs to be a public hearing scheduled and coordination with DEC for the SPDES permit and any other outstanding permits.

T. Legg states he has a SPDES permit and does not feel he need to provide again. M. Czermerys states it is a renewal and therefore needs to be submitted to J. Boyle for the Boards review.

T. Legg states he may not be available to attend the Public hearing as he will be in Florida. M. Czermerys states it would be good to have a representative here. M. Czermerys explains the purpose of public hearing, to having an approved site plan instead of a conditional approval.

M. Czermerys states the maps shows a proposed lot line adjustment with Daryl Legg since Tim Legg's road is on D. Legg's property. T. Legg states the Lot Line adjustment will not occur. M. Czermerys states a notarized letter from D. Legg is needed to acknowledge that T. Legg uses his property for ingress/ egress business purpose. Site Plan maps are requested, at least 4 copies provided with the changes and Planning board site plan certification box.

~The next Regular Planning Board Meeting will be on Tuesday March 5th, 2019 at 7:00 PM~

COMPREHENSIVE PLAN: notice of Public Hearing for draft on Tuesday, March 19th at 6:00PM

HAINES FALLS AUTO

Councilman Kukle makes a MOTION to extend Junkyard and Scrap Processing licenses for Haines Falls Auto through the next regularly scheduled Town Board Meeting (3/19/19). Seconded by Councilman Mahoney.

Ayes-4- Noes-0- Absent-1-(Semenza)

Councilman Kukle makes a MOTION to send a letter to Rory France (Haines Falls Auto) for an additional \$3,000 for the escrow account. Seconded by Supervisor Legg.

Ayes-4- Noes-0- Absent-1-(Semenza)

LANDFILL/SOLAR

Acknowledged received from NYS DEC has accepted design of solar array; construction permitted.

Acknowledged received from NYSDEC -CD Preliminary data results for site investigation

Acknowledged received from B&L Post- Closure Monitoring report- 2018

PRIVILEGE OF THE FLOOR- No speakers.

TASTE OF COUNTRY

Acknowledged receipt of letter of support sent to Townsquare Live Events, LLC

GRANTS

Acknowledged receipt of 3 quotes.

Acknowledged receipt of correspondence from 2 recipients

NYS COMPTROLLER/NYSLRS

Acknowledged receipt of notice the closure of audit of Retirement reporting

GREENE COUNTY

Acknowledged receipt of Resolutions 24-19 authorizing municipalities to participate in GC purchases, 41-19 authorizing obtaining and furnishing of election related services and materials

JUSTICE COURT-Monthly report acknowledged. (no electronic copy provided)

TOWN HALL

Notice of joint meeting: Thursday, February 28th at 5:00 to discuss HIGHWAY DEPT'S

Discussion on video surveillance proposal, further discussion to be held at budget time.

Discussion on wiring concerns, police bodycams and who will be monitoring this surveillance system.

Acknowledged received from NYMIR info on same

BOOKKEEPING

Acknowledged receipt of 4th quarter account standings.

TOWN CLERK

Councilman Kukle makes a MOTION to authorize Town Clerk to attend NYSTCA conf. 5/5/19 – 5/8/19 in Syracuse. Seconded by Councilman Legg.

Ayes-4-

Noes-0-

Absent-1-(Semenza)

TAX COLLECTOR

Acknowledged receipt of information about 90-day extension option for furloughed government workers, if want Board needs a motion. No motion being made at this time.

BUILDINGS AND GROUNDS

Councilman Legg states he has met with an electrician about the new generator and some additional issues were discovered that need to be addressed.

BENCHMARKING

Councilman Mahoney states that the Town needs to complete a spreadsheet with information about the heating use of all buildings on the property.

Town Board answers some of the questions as follows:

Town Hall was built in 1952 with an addition in 2003.

The percent that can be heated is 100%

Councilman Legg will get the measurements of the gross floor area.

TRANSFERS/BUDGET MODIFICATIONS

Councilman Kukle makes a MOTION to authorize all transfers and entries needed as per STAC for 2018 AUD effective 12/31/18. Seconded by Supervisor Legg.

Ayes-4- Noes-0- Absent-1-(Semenza)

CORRESPONDENCE

Acknowledged received from Woodstock Re: Declare lead agency

Acknowledged received from R. Janiszewski on behalf of Mountain Top Progressives

Acknowledged received from Community action a free weatherization program

HIGHWAY

J. Farrell states that at a budget meeting last year, the Town Board authorized him to put out a bid for a new dump truck. He is ready to proceed with this.

Town Board states they no problem with him proceeding and bids will be opened at the next Town Board meeting.

EXECUTIVE SESSION

Councilman Mahoney makes a MOTION to go into Executive Session to discuss the employment of a particular person and litigation at 8:33 PM. Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Semenza)

Councilman Kukle makes a MOTION to come out of Executive Session at 9:26 PM. Seconded by Councilman Legg.

Ayes-4- Noes-0- Absent-1-(Semenza)

Councilman Mahoney makes a MOTION for him to write a letter to a grant recipient which will be approved by Attorney L. Gardner before being signed by the Town Board and mailed. Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Semenza)

Councilman Mahoney makes a MOTION to authorize sending a letter to Western Catskills and copying to Denise Cannon and Charles Phillion of NYS Office of Community Renewal.

Seconded by Councilman Kukle.

Ayes-4- Noes-0- Absent-1-(Semenza)

NEW HIRE

Councilman Kukle makes a MOTION to hire Bruce Neal Jr. as a Driver/EMT for Hunter Area Ambulance. Seconded by Councilman Legg.

Ayes-4- Noes-0- Absent-1-(Semenza)

Councilman Kukle makes a MOTION to adjourn at 9:27 PM. Seconded by Councilman Legg.

Ayes-4- Noes-0- Absent-1-(Semenza)

Corina Pascucci, Town Clerk, RMC
Town of Hunter