

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, MARCH 8, 2022, AT 7:00 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK

Present: Sean Mahoney Supervisor
David Kukle (7:02) Councilman
Raymond Legg Councilman
Ernest Reale Councilman
Dolph Semenza Councilman
Corina Pascucci Town Clerk

Others Present: Lara Hamrah-Poladian Secretary to the Supervisor
Larry Gardner Town Attorney
John Farrell Superintendent of Highways
Marc Czermerys Planning Board Chairman
Plus, all names on attached listing.

Supervisor Mahoney calls the meeting to order at 7:00 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 #57 through #93 in the amount of \$15,443.49
General Fund (TOS) Voucher #1004 through #1005 in the amount of \$435.25
Highway Fund (TW) Voucher #22 through #40 in the amount of \$23,596.41
Highway Fund (TOS) Voucher #1006 through #1011 in the amount of \$2,359.21
Landfill Closure Fund Voucher #9 through #15 in the amount of \$7,260.45

MINUTES

Supervisor Mahoney makes a MOTION to approve regular meeting. 2/8/22; workshop 2/22/22; Special meetings 2/25/22 & 3/1/22. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

AMBULANCE

Monthly report acknowledged.

HUNTER AREA AMBULANCE
PO Box 70 / 5742 Rt. 23A Tannersville, NY 12485
518-589-4045

BOARD MEETING REPORT

58 Calls in February – 2022

Hunter Mountain – 22
Haines Falls – 5
Elka Park – 1
Dr. Schneider’s –

Tannersville - 17
Hunter – 9
Lanesville- 1

Catskill- 2
Windham- 1
Ashland-

CMH – 9

CPR Death: No Transport-

Kingston – 18

Albany Med- 4
VA –
RMA – 8
Helicopter – 2

Unattended-
No Patient Found- 3
Public Assist- 1

St Peters - 1
Canceled - 11
Stand By – 1
ALS- 19

Erika- 33
Barbara-
Venessa- 11
Jim- 3
Ariel- 4
Scott- 5
Mileage 84-1: 72,234

Allison- 1
Aaron- 8
Ciaran- 27
Brooke- 8
Gary- 16
Mileage 84-2: 74,323

Discuss hiring J. Kohler (driver)
 E. Bain submits a proposal for the cost comparison of the current budget and hiring another full time EMT and two full time drivers.
 Board states they will discuss the proposal and get back to her.

POLICE-Monthly report acknowledged.

Town of Hunter Police Department
Monthly Report
February 2022

Calls for service:	91
Arrests made:	5
Criminal charges levied:	8
Criminal complaints:	7
Non-criminal complaints:	60
Assists to other agencies:	18
Uniform traffic tickets:	23
Parking tickets:	0
Accidents investigated:	6
Report requests:	4 = \$40.00

ASSESSOR-Monthly report acknowledged.

MEMO TO: Supervisor and Town Board
SUBJECT: Monthly Report

FROM: The Assessor’s Office
DATE: March 1, 2022

- There were 42 Parcel Transfers this month. 19 were Arm’s length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 1 Subdivisions.
- 2 Lot Line Adjustments.

- 14 Grid Changes.
- 10 Parcel Revisions.
- Data Collection for the 2022 Assessment Roll is in progress currently.
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

1. 194.09-5-16 ALS
2. 164.09-4-8
3. 164.57-1-20 ALS
4. 164.14-1-8.402
5. 164.14-1-8.432
6. 164.14-2-8 ALS
7. 164.05-8-22 ALS
8. 164.05-7-24 ALS
9. 164.10-5-3
10. 164.05-4-17
11. 164.05-4-18
12. 164.14-1-8.312
13. 164.00-5-2.21
14. 164.10-1-18.1
15. 164.00-5-5.1
16. 148.17-2-1
17. 148.00-2-20
18. 164.05-3-19
19. 148.17-3-8
20. 164.05-3-18
21. 182.05-1-22.2
22. 182.00-2-6.12 ALS
23. 150.03-3-3 ALS
24. 150.00-3-7
25. 181.07-2-9.1 ALS
26. 181.07-3-6 ALS
27. 182.08-1-40
28. 182.00-6-6
29. 166.20-1-12
30. 164.73-1-2 ALS

Councilman Kukle asks if the Assessor can include the property owner's name on his reports.
Acknowledged receipt of Tentative Special Franchise from NYS Dept Taxation.

BUILDING/Code Enforcement

Supervisor Mahoney states the board has hired Sarah Pellizzari as the new Code Enforcement Officer/Building Inspector who is currently part time but will begin full time employment on 4/1/22.

PLANNING -Monthly report acknowledged.

Town Of Hunter Planning Board

Monthly Meeting report

March 1st,2022

Board Member Present

- Marc Czermerys Chairperson
- Nicole Benjamin Planning board secretary
- Susan Friedman (at 6:40PM)
- Susan Kukle
- Carolyn Riggs
- Doug Senterman
- Max Oppen

Members

- on Zoom (Non Participating)
- Penny Spring
- Brian Walsh
- Charlie Knopp

Public Present

- Penny Fromer
- Josh Fromer
- John Dale
- Brian Zekmen
- Christion Denniston
- Alton MacDonald
- Mark Landsman
- Rick Brooks

Public Zoom

- Timothy Richmond

Tuesday , March 1st,2022 Public Hearing Opened @ 6:34pm for Fromer 2 Lot Minor Subdivision parcel ID # 182-02-27

R Brooks made presentation for applicant.

J Dale had questions how lot was being split.

B Zekeman had question on the number of lots.

Discussion around J Fromer taking one of the new lots

Public hearing closed on a motion from D Senterman seconded by C Riggs 5-0 at 6:36PM

Regular Meeting opened @ 6:37pm

FEBUARY Meeting Minuets Approved

On a motion by C Riggs and seconded by D Senterman the minutes for the meeting of 2/1/2022 were approves 6-0

Announcements

M Czermerys announced the resignation of D Senterman from the Greene County Planning Board and asked the remaining members to consider taking his place, follow up at the end of the meeting.

Old Business

Schultz Minor Subdivision 90 Day extension Parcel ID# 166.19-3-7, Route 23A Haines Falls – Applicant not present

Ackn Rcv'd letter from L Schultz requesting 90-day extension of subdivision approval

On a motion from M Czermerys and seconded by D Senterman the board approves 6-0 a 90-day extension through June 7th, 2022

Fromer Minor Subdivision Parcel ID # 182.02-27, Clum Hill Rd, Elka Park Unlisted Action R Brooks presenting

Ackn Rec'd comment letters from DOH, DEP, DEC,
Reviewed Part one of SEQR, completed Part 2 of SEQR SEAF

D Senterman moved to make a negative declaration for NYS SEQR, seconded by S Friedman approved 6-0

Discussed updates to maps including wording about the lack of a road maintenance agreement on the private road that accesses the second lot, and that acceptance of the subdivision does not constitute that there is an approved septic system and any builder will need to get a septic system approved before building.

Subdivision approved 6-0 on a motion from D Senterman seconded by S Friedman

Notch Market Inc Site Plan Review Parcel ID # 164.00-3-24.12, Rt 23A, Hunter Unlisted Action M Landsman presenting

Completed NYS SEQR SEAF part 2

D Senterman moved to make a negative declaration, seconded by C Riggs, approved 6-0

Discussed additional marked parking spaces in the back of the building, sign going into existing sign board, lighting plan, and future plans

On a motion from S Kukle seconded by D Senterman site plan was approved 6-0

Girard Lot Line Adjustment Parcel ID # 181.21-1-3 & 181.00-8-10.11, Platte Clove Rd Type 2 action

Akn Rcv'd Maps, application, SEAF, LOA

C Denniston presented Lot Line adjustment.

After review and on a motion from M. Czermerys seconded by S Kukle lot line adjustment was approved 6-0

T-Mobile Elka Park Site Plan Review Parcel ID # 210.00-1-10.11, Platte Clove Rd, Elka Park Unlisted Action T Richmond presenting

Small Cell installation on 2 buildings and water tower. Being reviewed under requirements of current cell tower law. NYS DEC involved agency for SEQR review.

On a motion from S Friedman seconded by C Riggs declared lead agency for NYS SEQR, approved 6-0

On a motion from D Senterman seconded by S Kukle referred to Greene County Planning for 239 Review, approved 6-0

On a motion from D Senterman and seconded by S Friedman scheduled a Public hearing on April 5th,2022 at 6:30 PM to be held in the Town of Hunter Offices, Tannersville NY with access also available to the public via zoom.

Public Be heard

A MacDonald requested to show preliminary Lot Line Adjustment proposal for Royce/Coffin property in Onteora Park to discuss whether it should be submitted as Lot Line Adjustment, Minor Subdivision or Defacto Subdivision due to existing road running through the property. Recommended Lot Line Adjustment would be cleanest and fastest path to where they wanted properties to finish.

Board went into Executive Session to discuss Employment Record of a particular individual on a motion for D Senterman, seconded by M Czermerys 6-0 with Zoom members remaining at 8:10PM

Board Exited Executive Session at 8:17PM on a motion form D Senterman seconded by S Kukle approved 6-0

No action taken

Meeting Closed @ 8:17PM on a motion from S Friedman seconded by D Senterman approved 6-0

Nicole Benjamin

Supervisor Mahoney makes a MOTION to appoint Max Oppen as representative to Greene County Planning. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

Town Board thanks D. Senterman for his time serving in this position.

DEPARTMENT HEADS

Councilman Legg asks the board to revisit requiring department head attendance at board meetings.

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

HIGHWAY

Discuss- Motion needed for Garfield Ave to add to inventory for maintaining (LHI)
L. Gardner to draft a resolution for the 3/22/22 meeting.

CWT – ackn. ballot received for Executive Committee

Councilman Mahoney makes a MOTION to offer the Town Board’s vote for David Kukle, Steven Walker and Greg Cross. Seconded by Councilman Legg.

Ayes -5- Noes -0-

NYC DEP Land Acquisition

Acknowledged receipt of letter to Commissioner of DOH from Delaware County Board of Supervisors

Discuss Town of Hunters’ draft resolution on same – Councilman Kukle wrote a draft resolution. Supervisor Mahoney has some additions to suggest.

Board would like further communications with the Tannersville Wastewater Treatment Plant and information on future expansion. Item to be on next agenda.

FIRE PROTECTION DISTRICTS

(#2 Hunter & #3)

Councilman Semenza makes a MOTION to authorize 5-year contracts as per 2022 Budget as of 9/28/21. Seconded by Councilman Legg.

Ayes -5- Noes -0-

FIRE DEPARTMENT CONSOLIDATION Discuss

L. Gardner has reached out to Hannigan PC, and they will be at the 10/22 workshop. Board to invite representatives from the fire departments to the meeting.

HBRT

Acknowledged bids for bridge received at Special Mtg 2/25/22

Discuss/review Creighton Manning contract Art.5

Councilman Reale makes a MOTION to accept the low bidder and to recommend them for execution of the contract. Seconded by Supervisor Mahoney.

Ayes -5- Noes -0-

HAINES FALLS AUTO

Councilman Semenza makes a MOTION to authorize Supervisor to sign agreement w/ Praetotius & Conrad (not previously executed). Seconded by Councilman Kukle.

Ayes -5- Noes -0-

PRIVILEGE OF THE FLOOR

Gerard Johnson introduces himself to the Board stating that he has taken a grant writing course and would like to offer his services to the Town of Hunter. Supervisor Mahoney states he would like to meet with him.

Roger Armstrong states as of 2/18/22 Ryan Chadwick is the owner of the Pete's Place property, and he feels the Town Board now has the opportunity to proceed with their law and remove the building with a final date of when it must be done by. He states that as per the law, the owner has sixty days to do so. He adds that he will move on with actions himself if the Town Board does not enforce their law.

Supervisor Mahoney states that Mr. Chadwick is developing a Site Plan to bring to the Planning Board and has put down a deposit with an asbestos remediation company.

Councilman Legg states that sixty days is not a realistic timeline for the work that needs to be done and feels that if the board needs to amend the law they will as the new owner should have a realistic time frame and a chance to do what needs to be done.

Supervisor Mahoney states Mr. Chadwick is showing a good faith effort and will reach out to him.

R. Armstrong would like the board to keep him informed of Mr. Chadwick's good faith efforts. He adds that he has spoken with a representative from NYSDOT who told him the proposed trolleys purchased by Mr. Chadwick may not be allowed to run on 23A.

Supervisor Mahoney states that Mr. Chadwick is going through the DOT process.

SUPERVISORS CORRESPONDENCE

Councilman Semenza makes a MOTION to authorize Supervisor to sign letter of support for Ukraine to be sent to St. John The Baptist Church. Seconded by Councilman Reale.

Ayes -5-

Noes -0-

TOWN HALL – Title change

Councilman Legg makes a MOTION to change Jayne Bogus' title from Administrative Assistant to Deputy Town Clerk. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Discussion on quote installation of 4 heat detectors. J. Farrell will contact the alarm company for further detail and will speak with Councilman Legg about the results.

GENERATOR- J. Farrell states this is not ready for the bid process yet.

EMERGENCY PAID LEAVE- AMERICAN RESCUE PLAN

Supervisor Mahoney states an employee came forward who had to miss work to care for a child which is a situation covered under the emergency paid leave/American Rescue Plan.

Councilman Kukle makes a MOTION to adopt the paid leave guidelines (see attached) under the American Rescue Plan and the employees will be required to submit a Covid-19 Emergency Paid Leave Employee Notification and Leave Request Form. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

J. Farrell questions if this is used only after the employee's accumulated time has been exhausted.

Supervisor Mahoney states no.

J. Farrell asks if the board is still doing this if there is no reimbursement.

Supervisor Mahoney states the board will be doing this on a case-by-case basis and are not sure if there will be reimbursement through OPM.

Councilman Kukle makes a MOTION to pay the employee who requested compensation under this plan and to apply for reimbursement. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

NYS PUBLIC SERVICE COMMISSION

Acknowledged receipt of notice of hearings for 845 Numbering Plan Area

Acknowledged receipt of notice of public statement hearings on broadband connectivity

CORRESPONDENCE

Acknowledged receipt of request to assist w NYSP recruitment

Acknowledged received from Wellness RX Narcan free kits c) d) Ack rec'd permit application NY Army Corp to DOT

EXECUTIVE SESSION

Supervisor Mahoney makes a MOTION to go into Executive Session at 8:15 PM to discuss the employment of an individual. Seconded by Councilman Reale.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:24 PM. Seconded by Councilman Legg.

Ayes -5- Noes -0-

NEW HIRE

Councilman Kukle makes a MOTION to hire Jesse Kohler as a part time ambulance driver. Seconded by Councilman Reale.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to make three current part time ambulance employees full time with all the associated benefits effective April 1, 2022, with health benefits to become effective May 1, 2022. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to make Nicole Benjamin's title Provisional Full Time Administrative Assistant at a rate of \$18.00 per hour. Her probationary period has ended. Seconded by Councilman Kukle.

Ayes -5- Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 9:25 PM. Seconded by Councilman Reale.

Ayes -5- Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter