

MINUTES OF REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER  
HELD ON TUESDAY, JUNE 14, 2022, AT 7:00 PM AT THE TOWN HALL LOCATED ON RTE.  
23A IN TANNERSVILLE, NEW YORK.

PRESENT:	Sean Mahoney David Kukle Raymond Legg Ernest Reale Dolph Semenza	Supervisor Councilman Councilman Councilman Councilman
OTHERS PRESENT:	Lara Hamrah-Poladian John Farrell Erika Bain Marc Czermerys Sarah Pellizzari Bob Cologero	Secretary to the Supervisor Supt. of Highways Hunter Area Ambulance Planning Board Chairman Code Enf. Officer Building Dept.
ABSENT:	Corina Pascucci	Town Clerk

Supervisor Legg calls the meeting to order at 7:00 PM with Pledge of Allegiance to the Flag.

**AUDIT** – The following vouchers were audited and approved for payment by the Town Board:  
General Fund (TW) Voucher #181 through #230 in the amount of \$54,672.19  
General Fund (TOS) Voucher #1008 through #1019 in the amount of \$6,817.36  
Highway Fund (TW) Voucher #71 through #81 in the amount of \$15,498.22  
Highway Fund (TOS) Voucher #1045 through #1055 in the amount of \$62,584.39  
Landfill Closure Fund Voucher #33 through #40 in the amount of \$5,586.25

**MINUTES**

Councilman Semenza makes a MOTION to approve regular meeting and Public Hearing minutes 5/10/22. Seconded by Councilman Legg.

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**  
**38 Calls in May- 2022**

Hunter Mountain –  
Haines Falls– 9  
Elka Park – 4  
Dr. Schneider’s – 1

Tannersville – 8  
Hunter – 9  
Lanesville- 3

Catskill- 2  
Windham- 2  
Ashland-

CMH – 10  
Albany Med- 4  
VA – 1

CPR Death: No Transport-  
Unattended-  
No Patient Found- 2

Kingston – 9  
St Peters - 1  
Canceled - 4

RMA – 3  
Helicopter – 1

Public Assist- 1  
N. Dutchess- 1

Stand By – 1  
ALS- 11

Erika-18  
Venessa- 14  
Scott- 9  
Ciaran- 11  
Jim- 2  
Ariel- 7

Aaron- 8  
Brooke- 1  
Gary- 6  
Jesse- 1

**Mileage 84-1: 76,609**

**Mileage 84-2: 76,099**

Discussion on quote for a new ambulance for the next workshop.

E. Bain states they are still short on staff, discussion on sponsoring students for training.

**ASSESSOR** -Monthly report acknowledged.

MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report

DATE: June 1, 2022

- There were 30 Parcel Transfers this month. 18 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 0 Lot Subdivision.
- 0 Lot Line Adjustments.
- 0 Grid Changes.
- 0 Parcel Revisions.
- The Board of Assessment Review met on May, 24, 2022. There were Four Complaints.
- The Final Assessment roll will be sent to Greene County for Processing on June 15, 2022
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

1. 182.00-4-36 ALS  
2. 180.00-2-27.1 ALS  
3. 164.73-4-8 ALS  
4. 216.00-3-16  
5. 167.17-2-11 ALS  
6. 209.04-2-13  
7. 167.00-2-7.22  
8. 166.00-5-33 ALS  
9. 215.00-2-2 ALS  
10. 206.03-3-16 ALS  
11. 181.00-3-15  
12. 166.17-6-15 ALS

13. 206.03-4-3  
14. 167.18-2-17  
15. 164.73-15-2 ALS  
16. 181.12-5-42 ALS  
17. 182.09-1-18  
18. 182.09-1-18 2<sup>nd</sup>  
19. 181.08-1-4 ALS  
20. 166.17-2-45 ALS  
21. 166.17-2-11.1 ALS  
22. 166.17-2-18  
23. 181.12-5-1 ALS  
24. 165.20-1-11.111

25. 164.14-1-8.401  
26. 164.57-1-5 ALS  
27. 164.09-2-16 ALS  
28. 164.14-3-6 ALS  
29. 164.14-1-8.106  
30. 164.15-5-1.107 ALS



Mark Hommel  
Assessor

**BUILDING/Code Enforcement** -Monthly report acknowledged.

- 11 Building Permits 1826 (2 of which were renewals)
- 3 Demo Permits 300
- 5 Municipal Searches 375
- 2 Certificates of Occupancy
- 1 Certificate of Compliance
- 1 Violation
- 1 Stop Work Order-ended up Building Permit that day
- Total: \$2501

New fee schedule to be discussed at the next meeting.

Supervisor Mahoney states that Capital District Regional Planning will be present.

Discussion on lighting at the Eggery Inn.

Discussion on Machne Tashbar inspection. S. Pellizzari states that they have been working on items from the NYSDOH. Discussion on 4<sup>th</sup> floor of building, S. Pellizzari to revisit this item.

**JUNK YARD APPLICATION**

Application from Haines Falls Auto received, current permit expires on 6/30/22. Supervisor Mahoney states that the Town has not received an independent inspection yet. He adds that if there is no inspection by the workshop meeting scheduled for 6/28/22 his plan is to make a motion to grant a 60-day extension until the Town gets an independent inspection done.

**PLANNING** -Monthly report acknowledged.

Town Of Hunter Planning Board

Monthly Meeting report

June 7<sup>th</sup>, 2022

**Board Members Present**

- Marc Czermerys – Chairperson
- Douglas Senterman
- Susan Friedman
- Susan Kukle
- Charlie Knopp
- Penny Spring
- Carolyn Riggs

**Public Present**

- Alton MacDonald
- Aleksandra Smith
- David Kukle
- John Sullivan
- Sarah Pellizari
- Christian Denniston
- Ron Sanfilipio

**Members Not Present**

- Max Oppen

Meeting opened at 6:36PM by M Czermerys

Member Roll

**Swearing in New Member**

M Czermerys swore Susan Kukle in as a member of the Town of Hunter Planning Board filling the seat vacated by B Walsh with a term expiring 12/31/2023

**Approval of Minutes**

On a motion from D Senterman, seconded by C Knopp, approved the Minutes of the May 3<sup>rd</sup>, 2022 meeting 7-0 with correction to date and P Spring's name

**Old Business**

1. **Schultz Subdivision Approval 90 Day extension Parcel #166.19-3-**  
Ackn Rcv'd letter from L Schultz requesting 90 day extension of conditional approval  
Discussed Kaaterskill Engineering is now looking at the possibilities for getting septic to the second property. On a motion from M Czermerys seconded by S Kukle approved 7-0 extending Subdivision approval until 9/6/2022
2. **RM Property Development Minor Subdivision Review parcel #187.07-3-10, Tannersville Unlisted action R San Filippo presenting**  
Ackn Rcv'd DEP, DEC, Greene County response letters  
Discussed findings on buried ashes on the property. Discussed possible issues getting sewer connections to all three properties. Discussed comments from DEC and DEP response letters. Asked applicant to follow up with SHIPO in relation to corner of the back property being within an historically significant zone. Discussed further requirements for maps to hold public hearing. Approved, 7-0, on a motion from D Senterman seconded by P Spring to hold a Public Hearing on 7/5/2022 at 6:30PM in the Town of Hunter Offices.
3. **Hansen Site Plan Review Parcel # 166.20-1-11, Haines Falls Unlisted action G Hansen presenting**  
Ackn Rcv'd DEP, DEC, Greene County response letters. Applicant unable to attend due to being out of country. Discussed comments from DEC and DEP responses. Discussed possible new plan applicant has for the site of leaving building in its current location. Discussed need for delineated wetlands.

**NEW BUSINESS:**

4. **Royce/Coffin Lot Line Adjustment Parcel #150-03-1-8, Tannersville Type II action A MacDonald presenting.**  
Ackn Recd Application, Survey Maps  
Board made thorough review of Lot Line Adjustment Maps. On a motion from S Friedman and seconded by P Spring the board approved the adjustments 7-0
5. **Klainberg Lot Line Adjustment Parcel#181.20-1-4, 181.00-8-10.11 Elka Park Type II Action C Denniston.** Ackn Recd Application, Survey Maps  
Board made thorough review of Lot Line Adjustment Maps. On a motion from D Senterman and seconded by C Riggs the board approved the adjustments 7-0
6. **Machne Tashbar Site Plan Update Sketch Plan Review Parcel#209.00-2-6.1, Elka Park, Unlisted Action M Tanenbaum presenting.** Akn Rec'd Sketch Plan  
Reviewed Sketch plan with applicant. Reviewed requirements to complete plan to allow continued review including need to complete application and NYS SEQR forms.
7. **Quick Comforts Cocina Food Truck Site Plan Sketch Plan Review Parcel#164.00-3-21, Unlisted Action E Agosto presenting.** Ackn Rec'd Sketch Plan, Application  
Reviewed Sketch plan with applicant. Reviewed requirements to complete plan to allow continued review including properly drawn site plan maps and NYS SEQR forms. Tentatively

approved a Public Hearing on a motion from M Czermerys seconded by C Riggs at the July 5<sup>th</sup> meeting dependant on applicants' ability to get commitment for completion of maps prior to the meeting by 6/14/2022 7-0.

### **Public Be Heard**

None

On a motion from S Friedman seconded by P Spring and approved 7-0 entered executive session to discuss the employment history of a particular individual at 7:35PM.

On a motion from C Knopp, second by D Senterman and approved 7-0 exited executive session at 8:00PM

On a motion by S Kukle and seconded by C Knopp Closed the June meeting at 8:00PM 7-0

Notice of training for planning officials received.

**HUNTER STONE CARVING SEMINAR**- Presentation by Kevin VanHentenryck, 15<sup>th</sup> year for the Stone Carving Seminar.

K. VanHentenryck states that these stone carvings can last hundreds of years and some of the carvings took four years to complete. He feels that the chain link fence for the impound lot completely ruins the aesthetic. He asks if in the future the impound lot could be placed somewhere else as the lot forces him to hold his class later in the year which decreases his attendance.

Councilman Kukle states the hope is that the Town can get out of the impound business as people learn the parking regulations.

K. VanHentenryck states he has students who asked if they could carve outside of the seminar dates and times?

Town Board to investigate the insurance aspect of this request.

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

### **MUNICIPAL VEHICLE**

Supervisor Mahoney makes a MOTION to place an ad for a used vehicle out to bid & advertise for used mid-size compact crossover SUV effective 6/1/22 (date of polling of the board).

Seconded by Councilman Legg.

Ayes -5-

Noes -0-

### **NOTICE TO BIDDERS**

Notice is hereby given The Town Board; Town of Hunter is requesting sealed bids for a used 2016 or newer small to mid-size compact crossover SUV with a 90-day minimum warranty and a maximum of 78,000 miles.

Bids in sealed envelopes must be submitted to the Town Clerk's Office at the Town Hall, 5748 Rte. 23A in Tannersville by 3:00 PM Tuesday, June 14, 2022, and will be publicly opened and read at 7:00 PM at the regular meeting on that date. The Town of Hunter reserves the right to reject any or all bids.

**BID OPENING** – Municipal vehicle

Thorpe's GMC-2016 Chevrolet Equinox with 77,074 miles at a price of \$16,500.  
Councilman Semenza makes a MOTION to purchase this vehicle from Thorpe's GMC.  
Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

**GREENE COUNTY**

Acknowledged receipt of Solar Energy System PILOT Law (Resolution)

**911 TOWER**

Acknowledged receipt of Certificate of Insurance Re: Lease Agreement for Tower & Equipment installation

**MORTGAGE TAX**

Acknowledged receipt of Resolution No. 197-22-Distribution of Mortgage Tax

**TOWN HALL**

Supervisor Mahoney makes a MOTION to authorize Option #2 for SendPro C Lite Postal Meter (5-year contract). Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

Councilman Semenza makes a MOTION to change meeting dates to 2<sup>nd</sup> Tuesday as workshop & 4<sup>th</sup> Tuesday will be the regular meeting to take effect July 2022. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to authorize the advertisement of this meeting change. Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

Councilman Kukle makes a MOTION to authorize ad for cleaning person. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

Councilman Kukle makes a MOTION to authorize LinStar proposal two cameras (1 in hallway and 1 in parking lot). Seconded by Supervisor Mahoney.

Ayes -5-                      Noes -0-

**TOWING**

Supervisor Mahoney makes a MOTION to accept proposal from S & T for 2022 effective 5-28-22. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**HOTEL MOUNTAIN BROOK**

Travis Shelhorse, new owner has requested a variance from the Town's Mobile Home Park Law for a tiny house proposal.

Supervisor Mahoney states that the Town Board will review this with the Town Attorney.

**PRIVILEGE OF THE FLOOR**

C. Arleo informs the Board that tires are being stored in the home on the Reen property next to Haines Falls Auto. She asks if when inspections are done, is this house part of the inspection? She feels that this is a safety hazard.

M. Czermerys no use for this structure is specified adding that there is a set number of tires allowed to be stored on the property.

C. Arleo asks that the Town Board's email addresses be placed on the website. Supervisor Mahoney gives her his email address.

Supervisor Mahoney states that the application is in, and the Board is addressing the end of his two-year license with either an inspection to act upon or a 60-day extension of that license in order to act upon it.

C. Kelvah who owns property on Rte. 214 in Lanesville has a neighbor directly across from his property who has made him fear for his safety and has had dealings with the Police about.

C. Kelvah has planted an expensive hedge row to try to hide his view of this property which he referred to as an encampment adding that he has tried to work with this neighbor over the issues but recently the neighbor has become more unpredictable.

Supervisor Mahoney asks Casey how the Town Board can help him.

S. Pellizzari states that NYCDEP has inspected the property and reported that there is no well or septic, he is disposing of his bodily waste at the dump in Hunter, so it is not a violation as he is not dumping it into a stream. She is looking into property maintenance law violations and there was no building permit issued. She has a process to follow if there are violations and she has been working on other violations in Lanesville. She will send the landowner a violation letter as the Building Department needs a building permit application submitted and if the letter is unanswered, she will follow steps from there.

Supervisor Mahoney encourages the complainant to contact the Town Police whenever there is an issue. He adds that the other issues are for the Building Department.

Sgt. Haines states they are bound by the law and are not observing the behavior so it would have to be a signed complaint from a complainant, or they would have to observe the behavior.

### **NYS RETIREMENT**

Councilman Semenza offers RESOLUTION # 1 to establish Standard workday and reporting resolution for the employees on list provided. Seconded by Supervisor Mahoney.

Ayes -5-                      Noes -0-

Town Supervisor, Councilpersons, Dog Control Officer, Historian, Planning Board Chairman and Town Justice all a six-hour workday and Highway Superintendent is an eight-hour workday.

### **DEPARTMENT OF TRANSPORTATION**

Notice of speed limit reduction to 30 mph on Platt Clove Road received.

### **LIQUOR LICENSE**

Acknowledged receipt of 30-day waiver requested for Nat's Mountain House LLC.

Councilman Kukle makes a MOTION to grant a 30-day waiver for Nat's Mountain House LLC. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

### **TOWN ATTORNEY**

Councilman Kukle makes a MOTION to set the salary for Town Attorney effective 6/1/22 as \$13,500.00 per year. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**HEALTH INSURANCE**

Councilman Legg makes a MOTION to read 35% for spouse or domestic partner, originally the motion read spouse only. Seconded by Supervisor Mahoney.

Ayes -5-                      Noes -0-

**CONTRACTS**

Acknowledged fully executed Mountain Top Golden Agers Club contract

**NYS AGRICULTURE & MARKETS**

Acknowledged receipt of Dog Control Inspection Report

Acknowledged receipt of Shelter Inspection Report, both satisfactory rating

**RESIGNATIONS**

Acknowledged receipt of resignation from Linda Curtis-cleaning person and Storm Benjamin-Police.

**CORRESPONDENCE**

STONY CLOVE SITES MAP - Ack rec'd Rte 214 stream repair

Climate Smart Community-tentative meeting 6/28/22 with CDRPC to assist with completion of certification

NYS Dept Public Service-assistance with utility bills

**BUDGET TRANSFERS AND MODIFICATIONS**

Councilman Kukle makes a MOTION effective 2/28/22 to authorize transfer \$9,073.00 from A90608 to A1340.1 to cover payroll error (2021 Budget payroll not given until 2022). Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

**HIGHWAY**

J. Farrell asks for a motion to authorize him to help Greene County with the sidewalk by the church in Haines Falls.

Supervisor Mahoney states the sidewalk in front of the Immaculate Conception Church is the Church is requesting that it be removed. It would be replaced with a slip lane for people to be dropped off to attend church.

Councilman Reale makes a MOTION to authorize the Town of Hunter Highway Department to assist Greene County with the removal of the sidewalk in front of the Immaculate Conception Church in Haines Falls. Seconded by Supervisor Mahoney.

Ayes -5-                      Noes -0-

**SURPLUS PROPERTY**

Supervisor Mahoney makes a MOTION to declare the Ford Taurus and the Ford Expedition as surplus property to be sold. Seconded by Councilman Legg.



Ayes -5-                      Noes -0-

J. Farrell suggests a minimum bid of \$500 for the one with the blown engine or the scrap price and \$1,000 for the other one.

Town Clerk Note: These details were not made as part of the motion and no details were given for which vehicle was which or years of the vehicles.

**POLICE**

Monthly report acknowledged.

Town of Hunter Police Department  
Monthly Report  
May 2022

Calls for service:	107
Arrests made:	0
Criminal charges levied:	0
Criminal complaints:	5
Non-criminal complaints:	77
Assists to other agencies:	20
Uniform traffic tickets:	24
Parking tickets:	56
Accidents investigated:	7
Report requests:	1 = \$10.00

**NEW HIRE – POLICE**

Supervisor Mahoney makes a MOTION to hire Marino Romito as a Full Time Police Officer in a competitive status, effective and retroactive to June 13, 2022, with an annual rate of \$49,969.00 with a contractual elevator. Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

Councilman Semenza makes a MOTION to authorize request for waiver of 30-day waiting period for health insurance for Marino Romito. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session at 9:40 PM. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to come out of Executive Session at 10:27 PM. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

No action taken.

Supervisor Mahoney makes a MOTION to adjourn at 10:27 PM. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

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Corina Pascucci, Town Clerk, RMC

Town of Hunter