

**MINUTES OF TOWN BOARD WORKSHOP MEETING OF THE TOWN OF HUNTER HELD ON TUESDAY, AUGUST 9, 2022, AT 6:00 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NY.**

Present: Sean Mahoney Supervisor  
Raymond Legg Councilman  
Ernest Reale Councilman  
Dolph Semenza Councilman

Others Present: Marc Czermerys Planning Board Chairman  
Sarah Pellizzari Code Enforcement Officer  
Plus, all names on attached listing.

Absent: David Kukle Councilman

5pm: **INTERVIEWS:** Cleaning Person position

Supervisor Mahoney made a MOTION at 5:13 to go into Executive Session to discuss the employment of particular individuals. Seconded by Councilman Reale.

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

Supervisor Mahoney makes a MOTION to come out of Executive Session at 6:49 PM. Seconded by Councilman Legg.

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

Supervisor Mahoney opens the meeting with the Pledge of Allegiance.

**AUDIT** – The following vouchers were audited and approved for payment:

General Fund (TW) Voucher #278 through #323 in the amount of \$71,231.98

Highway Fund (TW) Voucher #92 through #105 in the amount of \$16,240.41

Highway Fund (TOS) Voucher #1064 through #1077 in the amount of \$52,488.46

Landfill Closure Fund Voucher #53 through #60 in the amount of \$7,622.69

**SPECIAL MEETING** re: Issues in the Clove (discuss date) Supervisor Mahoney speaks of a meeting date sometime in September, to be determined.

Supervisor Mahoney states that Ranger Dawson has informed him that the trashcans that have been placed there are working.

**SHORT TERM RENTALS: Discussion**

Discussion on the possibility of a part time position to assist with the application process/permits in the future.

Health and Safety issues to be added.

Discussion on rental length restrictions based on the original intent of Air BnB's business plan, varied opinions on the need and how it could potentially affect tourism. Also, how it could be regulated.

Discussion on one year or two-year permits, consensus is one year.

Discussion on non-transferable permits and allowing one permit per rental unit.

Discussion on septic systems, permit fees, building code compliance, fire safety, site plan drawn to scale, contact person and distance from the rental, sufficient off-street parking, advertising without a permit not allowed, definition of a bedroom, no overnight tent camping, or campers to provide additional sleeping areas allowable, weddings and outdoor events and allowable hours and adhering to noise ordinances, garbage

M. Czermerys asks at which point does it become a business and not a residence? It becomes a transient business, a bed and breakfast, if you have different people staying there every week.

Board to pick up where they left off (Item 13) at next meeting.

**BEAR COMPLAINTS**

Councilman Reale would like to see the board pass a bear proof dumpster law.

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session at 8:29 PM. Seconded by Councilman Reale.

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

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:07 PM. Seconded by Councilman Semenza.

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

Supervisor Mahoney makes a MOTION to take Sarah Pellizzari off from her probationary period and make her new rate of pay \$45,000 per year. Seconded by Councilman Semenza.

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

**\*\*Town Clerk Note\*\*** No effective date given.

Supervisor Mahoney makes a MOTION to adjourn at 9:09 PM. Seconded by Councilman Semenza.

Ayes -                      Noes -0-                      Absent -1- (Kukle)

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Corina Pascucci, Town Clerk, RMC

Town of Hunter