

MINUTES OF REGULAR MEETING, PUBLIC HEARING ON THE 2023 BUDGET AND PUBLIC HEARING ON PROPOSED LOCAL LAW TO OVERRIDE THE TAX CAP OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD ON TUESDAY, OCTOBER 25, 2022, AT 7:00 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present: Sean Mahoney(arriv. 6:55 pm) Supervisor
David Kukle(arriv. 6:35 pm) Councilman
Raymond Legg Councilman
Ernest Reale Councilman
Dolph Semenza Councilman

Corina Pascucci Town Clerk

Others Present: Lara Hamrah-Poladian Secretary to the Supervisor
John Farrell Superintendent of Highways
Marc Czernerys Planning Board Chairman
Jason Kovacs(arriv:6:56 pm) Town Attorney
Sarah Pellizzari Code Enforcement Officer
Plus, all names on attached listing.

Zoom attendees: Elda Martocci, Christine Arleo

6:30PM PUBLIC HEARING-2023 Preliminary Budget

Councilman Semenza makes a MOTION to open the Public Hearing on the Preliminary Budget at 6:30 PM. Seconded by Councilman Legg.

Ayes -3- Noes -0- Absent -2- (Mahoney, Kukle)

No public comment

Councilman Semenza makes a MOTION to close the Public Hearing on the Preliminary Budget at 6:45 PM. Seconded by Councilman Kukle.

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

6:45PM PUBLIC HEARING-2023 Tax Cap Override Law

Councilman Semenza makes a MOTION to open Public Hearing on proposed Local Law #1 of 2022 to Override the Tax Levy Limit. Seconded by Councilman Legg.

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

No public comment.

Supervisor Mahoney makes a MOTION to close the Public Hearing on proposed Local Law #1 of 2022 at 7:00 PM. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

7:00PM AGENDA ITEMS

Supervisor Mahoney opens the regular meeting at 7:00 pm with the Pledge of Allegiance to the Flag.

MINUTES

Councilman Semenza makes a MOTION to approve reg. mtg 9/27/22, Budget workshops 9/29 & 10/5 TB workshop 10/11/22. Seconded by Councilman Legg.

Ayes -5- Noes -0-

POLICE-Monthly report acknowledged. (No electronic copy provided)

AMBULANCE-Monthly report acknowledged.

HUNTER AREA AMBULANCE
PO Box 70 / 5742 Rt. 23A Tannersville, NY 12485
518-589-4045
BOARD MEETING REPORT
29 Calls in September- 2022

| | | |
|----------------------|--------------------------|--------------|
| Hunter Mountain – | Tannersville - 7 | Catskill- 4 |
| Haines Falls– 4 | Hunter – 7 | Windham- 2 |
| Elka Park – 1 | Lanesville- 4 | Ashland- |
| Dr. Schneider’s – | | |
| CMH – 7 | CPR Death: No Transport- | Kingston – 7 |
| Albany Med- | Unattended- | St Peters - |
| VA – | No Patient Found- | Canceled - 4 |
| RMA – 6 | Public Assist- 1 | Stand By – 3 |
| Helicopter – | N. Dutchess- 1 | ALS- 9 |
| Erika- 10 | Aaron- 3 | |
| Venessa- 5 | Brooke- 5 | |
| Scott- 7 | Gary- 3 | |
| Ciaran- 10 | Jesse- 4 | |
| Jim- 5 | Thomas- 3 | |
| Ariel- 3 | | |
| Mileage 84-1: 79,388 | Mileage 84-2: 80,938 | |

ASSESSOR-Monthly report acknowledged. (No electronic copy provided)

MUNICIPAL REVALUATION

Supervisor Mahoney offers RESOLUTION #5 of 2022 authorizing the Town Clerk to solicit for RFP for professional services for a Town-wide reassessment project. Seconded by Councilman Legg.

RESOLUTION OF THE TOWN BOARD

TOWN OF Hunter
Resolution Authorizing the Town Clerk to Solicit for Request for Proposals (RFP) for Professional Services for a Town-Wide Reassessment Project

WJHEREAS, the Town of Hunter has a need for a qualified firm to provide professional assessment support and valuation services as part of a town-wide reassessment project for the Town of Hunter (including both the Villages of Hunter and Tannersville) to be completed for the 2024 roll year; and

WHEREAS, the Town of Hunter is required to solicit for proposals for a professional services firm to oversee the administration of this project; and

WHEREAS, the Town Clerk is prepared to publish a request for proposals package which will allow interested firms to bid on the project for a prescribed period of time; and

WHEREAS, after a period of time, the bidding project will close and an RFP selection committee will review proposals for compliance with bid requirements;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Hunter authorizes the Town Clerk to publish a request for proposal on the Town web site and to publish a legal notice in the Town's official newspaper. When bids are received, a Selection Committee will review the proposals and select the winning bid. The Town Clerk will then prepare a subsequent resolution authorizing execution of the professional services contract.

Ayes -5- Noes -0-

Councilman Kukle makes a MOTION to authorize the publishing and noticing of the RFP and to authorize the Supervisor to sign documents related to the RFP. Seconded by Councilman Legg.

Ayes -5- Noes -0-

BUILDING/CODE ENFORCEMENT

Monthly report acknowledged.

October 2022 Financial Report

7 Building permits = \$2620.90 (3 for end of September \$350 total making October closer to \$3000)

Sign Renewal = 8 \$200

Fire Inspection =1 \$50

Municipal Searches =2 \$150 (3 for end of September for \$225)

Total :\$3750 including end of September numbers.

Board acknowledges receipt of changed Hotel Lilien sign.

Town Board to review for the next meeting in one month.

Discussion Fire/Safety lock box for commercial buildings.

Supervisor Mahoney makes a MOTION to authorize the Town Attorney to draft a local law.

Seconded by Councilman Kukle.

Ayes -5- Noes -0-

Discussion-building permits renewal letter.

S. Pellizzari feels it is important to determine how many times a building permit can be renewed.

Councilman Semenza makes a MOTION to authorize the Town Attorney to draft a local law with a three-year building permit expiration. Seconded by Councilman Legg.

Ayes -5- Noes -0-

UNSAFE STRUCTURE

Supervisor Mahoney makes a MOTION to close Public Hearing for 76 Notch Inn Rd property.
Seconded by Councilman Reale.

Ayes -5- Noes -0-

S. Pellizzari adds the property owners have obtained a demolition permit.

Supervisor Mahoney makes a MOTION to declare 2066 Rte 214 as an unsafe structure.
Seconded by Councilman Kukle

Ayes -5- Noes -0-

Board states the next steps are to secure the structure, so it is known to be unsafe and to notice the property owners via USPS certified return receipt.

Attorney Kovacs suggests a court order through the Supreme Court to authorize the fencing of the property. He will prepare the resolution to move forward.

S. Pellizzari speaks to the easement associated with the property.

PLANNING

Monthly report acknowledged.

Town of Hunter Planning Board
Monthly Meeting Report
October 4, 2022

DRAFT

Board Members Present

Marc Czermerys
Penny Spring
Doug Senterman
Charles Knopp
Peter Kelly
Jayne Bogus

Absent Members

Susan Friedman
Susan Kukle

Zoom

Carolyn Riggs
Sarah Pellizzari
James Ezrick
Christine Arleo

Public Present

Jim and Margaret Nihan
Daniel Marcus
Bob Sheridan
Barbara Swanson
David Cobb
Susan Dunn
Sasha Smith
David Kukle
Jeff Prince
Ron San Fillipo

Darrin Elsom
Sean Mahoney
Brendan O'Brien
Rory France
Donald Rooney
Gary Slutzky
John Sullivan
Ryan Penny

PUBLIC HEARING

Haines Falls Auto Site Plan Amendment #183.05-1-9

- =Public Hearing opened @6:30pm for Haines Falls Auto
- =Rory France to update the board on storing tires in the building.
- =Christine is on zoom and wants to know if they can gather more information before hand and extend the public hearing.
- =Margaret Nihan would like to know what exactly is being stored in the building next to the shop. Did some research and thought that the tires in the building might burn. And is very much opposed to the building being used for storage of tires.
- =David Cobb board member of Twilight Park wants to know what the procedure is to use this building for anything other than tires.
- =Marc stated that he would have to come to the board and and request another site plan amendment.
- =Jim Nihan is very opposed to the site plan.
- =Penny Spring motioned to close public hearing and Doug Senterman 2nd. 5-0

=Marc Czermerys to call the regular meeting to order at 6:45pm.

Motion to approve the September 6, 2022 minutes by Doug Senterman 2nd Charles Knopp. 5-0

OLD BUSINESS:

Shultz Minor Subdivision Review parcel #166.09-3-7

- =Darrin Elsom to present
- =Update about DEP concerning the septic not connected to main house. DEP suggests they confirm it with a dye test. DEP states if the house if 100 ft from the sewer line it can connect. Mr Elsom will confirm all information by the next meeting.

RM Property Development Minor Subdivision Review Parcel #187.07-3-10

- =Presenting R San Fillipo
- =Received updated site plan and reviewed maps.
- =Testing hasn't been done on the existing septic system.
- =Motion from Doug Senterman to approve the Minor Subdivision 2nd Penny Spring. 5-0

Fred's Coffee & Donuts Site Plan Review Parcel #181.00-4-9

- =Presenting Mr. Richard Brooks
- =Marc Czermerys made a motion to give a conditional approval on the site plan with the condition that a handicap ramp be put on the back deck which will be ADA compliant. 2nd Doug Senterman. 5-0

Mountain Trails Inn LLC #180.00-2-20.2

- =Richard Brooks Presenting
- =Replacement maps were reviewed Motion by Marc Czermerys to schedule a Public Hearing on Nov 1st at 6:30pm. 2nd Penny Spring 5-0

Haines Falls Auto Sit Plan Amendment #183.05-1-9

- =Rory France Presenting
- =Board reviewed SEQR Part 1 and 2
- =Motion from Doug Sentermen for Negative Declaration. 2nd Charles Knopp. 5-0
- =The code enforcement officer will inspect building for fire and safety after approval.
- =The only request is to keep the building more aesthetically pleasing.
- =Motion from Marc Czermerys for approval of the Site Plan Amendment 2nd Doug Sentermen. 5-0

Hotel Lilien Amended Site Plan Review parcel #181.00-4-12

- =Darrin Elsom presenting
- =The board discussed updated information about signage, parking and lighting.
- =Motion from Marc Czermerys conditional approval on getting getting the last light pole. 2nd Penny Spring 5-0

NEW BUSINESS:

Goodrich Minor Subdivision Review parcel #166.00-4-22

- =Richard Brooks Presenting
- =Site is a 5.87 acre lot and would like to split off a 2.31 acre and conveyed to Doria Goodrich. This will give the 2nd parcel 25 foot access to the highway. Septic systems have been done and sent to DEP for approval. All information has been submitted to the board. Motion from Marc Czermerys to declare lead agency Doug Sentermen 5-0
- =Motion from Charles Knopp to hold a Public Hearing on Nov 1, 2022 at 6:30pm. 2nd Penny Spring 5-0

Camp Catskill Site Plan Review parcel #180.00-3-10.22

- =Darrin Elsom Presenting

- =This is only a sketch plan at this point. Property is 8.8 acres. campsite for guided tours on the weekends only. May to Sept. Pavillion on site with kitchen and bathrooms. Platforms for tents. Office and owners quarters will be an RV.
- =The owner of Camp Catskill Store in Tannersville wanted to know about the name of the site. People might get confused with the places being named the same. Tim Adams says the name is not set in stone so they will finalize later.
- =Sean Mahoney wanted to know if this is a franchise. Tim Adams states no it is not. Sean also wanted to know if the customers will be driving their own cars. Tim Adams states yes.
- =Marc Czermerys states he can send in a 239 review.
- =Motion from Doug Sentermen lead agency 2nd Penny Spring. 5-0
- =Motion from Doug Sentermen for 239 2nd Penny Spring. 5-0

Public Be Heard

- =Gary Slutzky would like to make sure there is enough accessibility for large fire apparatus and ambulances to be able to get into the site. Marc Czermerys says yes he will make sure that will be the case.
- =Margaret Nihan would like to know if they should keep site plan review opened for a little long because she thinks they need time for more information. Margaret would like to know why there will be no power in the building for air conditioning as there could be a fire. Marc Czermerys explained to her the Code Enforcement Officer will be doing an inspection of the building with in the near future to make sure it is safe.
- =Jim Nihan why the inspection isn't done before the approval of the amended site plan. Marc states it is done after by the CEO.
- =David Kukle states he would like to see other than bathrooms at Camp Catskill and they should think about using a shuttle to take guests to the trails.
- =Christine Arleo (zoom) would like to know when and where the announcement of the Public hearing was published. Jayne Bogus stated that the Public Hearing Notice was put in The Daily Mail a few days after the last meeting. Jayne did not know the exact day but could go look it up if needed. Christine also stated that we have a volunteer fire department and they are probably not capable of putting out a fire at the building with so many tires

=Doug Sentermen has assured Christine Arleo that our fire departments are very capable of putting out any fire.

=Motion from Doug Sentermen to go into executive session

2nd Penny Spring. 5-0

=Motion from Doug Sentermen to exit executive session

2nd Penny Spring. 5-0

=Motion from Doug Sentermen to close regular meeting

At 9:00pm 2nd Penny Spring 5-0

Supervisor Mahoney makes a MOTION to appoint Aleksandra Sasha Smith (alternate) term 12/31/22. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

VARIENCE REQUEST-Discuss Hotel Mountain Brook.

Applicant states these are tiny structures with no kitchens next to the hotel property. She adds that a lot line adjustment has been filed and everything is on one parcel now.

Supervisor Mahoney makes a MOTION to grant a variance to Hotel Mountain Brook for Local Law #10 of 2016 Mobile Home Park and Trailer Camp. Seconded by Councilman Legg.

Councilman Kukle feels a public hearing should be held first.

Supervisor Mahoney withdraws the motion.

PUBLIC HEARING

Councilman Kukle makes a MOTION to hold a Public Hearing at 5:45 PM on 11/8/22 on the variance request from Hotel Mountain Brook for Mobile Home Park and Trailer Camp law.

Seconded by Supervisor Mahoney.

Ayes -5-

Noes -0-

Neighboring landowners to be notified.

JUSTICE COURT -Monthly report acknowledged.

CIVIL SERVICE

Councilman Kukle makes a MOTION to change Nicole Benjamin's job title from Full Time Administrative Assistant to Part Time Administrative Assistant effective 9-1-22. Seconded by Supervisor Mahoney.

Ayes -5-

Noes -0-

CHARTER COMMUNICATIONS

Acknowledged receipt of \$13,735.46 in franchise fees 2nd Quarter 2022. Town Board to reach out for negotiations.

PETITION FOR ANNEXATION

Supervisor Mahoney makes a MOTION to set joint public hearing for Scribner's on December 13, 2022, at 5:30 PM. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

M. Czermerys states SEQR must happen before an annexation can be approved.

GRANTS

Councilman Semenza makes a MOTION to authorize the Supervisor to sign a conditional lien release for S. Maniscalco 2016 CDBG recipient. Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

PRIVILEGE OF THE FLOOR no speakers.

CORRESPONDENCE

Acknowledged receipt of thank you card from D. Thorpe to Supervisor & Police RE: Evergreen

Acknowledged receipt of letter regarding 100 years of community service celebration for Evergreen Cemetery.

Acknowledged letter sent to GC Admin Groden & Chairman Linger RE:WAJ Senior Club meeting

Health Officer- letter sent from Dr. Schneider RE: 70 Osborne Rd

NYS DOT acknowledged receipt of notice of speed limit reduction on Platte Clove Road

Supervisor Mahoney makes a MOTION to adjourn at 8:33 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter