

MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER AND A PUBLIC HEARING ON A PETITION FOR ANNEXATION HELD ON JANUARY 10, 2023, AT 6:00 PM AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present:	Sean Mahoney	Supervisor
	David Kukle	Councilman
	Raymond Legg	Councilman
	Ernest Reale	Councilman
	Dolph Semenza	Councilman
	Corina Pascucci	Town Clerk
Others Present:	Lara Hamrah-Poladian	Secretary to the Supervisor
	Marc Czermerys	Planning Board Chairman
	Sarah Pellizzari	Code Enforcement Officer
	Sgt. Robert Haines	Hunter Police Department
	Robert Blain	Superintendent of Highways
	Michael Papa	Mayor, Village of Hunter
	Ben Sommers	Trustee, Village of Hunter
	Dorothy Grasso	Trustee, Village of Hunter
	Alan Higgins	Village of Hunter
	Zoom attendees – Frankie, L. Giardano, C. Arleo	

Plus, all names on attached listing.

Supervisor Mahoney makes a MOTION to open the Public Hearing on the Petition for Annexation: Scribners Catskill Lodge and Whistle Tree Development Corporation at 6:00 PM. Seconded by Councilman Kukle.

Ayes -5-                      Noes -0-

Mayor Papa makes a MOTION to open the Public Hearing on the Petition for Annexation: Scribners Catskill Lodge and Whistle Tree Development Corporation at 6:00 PM. Seconded by Trustee Grasso.

Ayes -5-                      Noes -0-

G. Lubow requests on behalf of the Scribner Hollow Homeowner’s Association that the application for annexation be denied as it is insufficient and because overall public interest has not been shown.

G. Lubow speaking on behalf of Guy Chirico asks the Town Board not to allow the annexation based on the water system, permits and his belief that the property is not part of the water district which should disqualify this for annexation at this time.

Hyde Clark – Attorney with Young & Sommer representing the applicant states there are no changes proposed at this time but if annexed they would pursue connection of the sewer line.

Discussion on the mention of accessory camping and that additional site plan approval would be needed.

M. Chodok states that there is no tent camping or additional camping outside of the structures.

G. Lubow states he does not see how a Certificate of Occupancy can be issued until a sewer line is in place and there is no water at this time.

M. Czermerys states the application has been approved based on having a septic system and a condition on the approval that they need to improve the Whistle Tree water system to the point that it would not negatively impact other people on the same water system. He adds that those were the conditions and that was how it was approved. He states if they move this not the village, they have to get approval from the village for site plan revision to allow it to connect to the sewer because that is a change in site plan. They are still under the condition that the water has to be dealt with. They can't get a Certificate of Occupancy unless they deal with the water.

Andy of Taghkanic Engineering states that it is always a public benefit to connect to an existing sewer system than to discharge into the ground. Once they made that decision, that is why they are here because they need to annex into the village in order to be able to connect , abandon the onsite wastewater system , still making Whistle Tree improvements, but the onsite system goes away because they would be coming into the village to make that connection.

Supervisor Mahoney makes a MOTION to close the Public Hearing at 6:36 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

Mayor Papa makes a MOTION to close the Public Hearing for the Village of Hunter. Seconded by Trustee Grasso.

Ayes -3-

Noes -0-

Supervisor Mahoney offers RESOLUTION #1 of 2023.

**RESOLUTION #1 of 2023 OF THE TOWN BOARD  
TOWN OF Hunter  
Resolution Consenting to Lead Agency**

**Date: January 10, 2023**

**WHEREAS**, a petition to annex approximately 11.9 acres (consisting of two (2) tax parcels) to the Village of HUNTER has been filed with the Town; and

**WHEREAS**, the Village of HUNTER has indicated an intent to be lead agency since the Village will be primarily impacted by the action because the Village will need to provide municipal services to the area following any annexation, and the Village has the resources to undertake a thorough review of the proposed action; and

**WHEREAS**, the Town will be able to participate in the review process as an involved agency;

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Board of the Town of Hunter that the Town Board hereby consents to the designation of the Village of HUNTER Board of Trustees as lead agency for compliance with the State Environmental Quality Review Act and charges the Board of Trustees to conduct a thorough review.

**Motioned by:** Supervisor Mahoney

**Seconded by:** Councilman Kukle

**All in Favor:** 5

**All Opposed:** 0

Sean Mahoney, Supervisor	Aye
David Kukle, Councilman	Aye
Raymond Legg, Councilman	Aye
Ernest Reale, Councilman	Aye
Dolph Semenza, Councilman	Aye

Seconded by Councilman Kukle.

Ayes -5-

Noes -0-

#### AUDIT

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

General Fund (TW) Voucher #500 through #524 in the amount of \$17,662.10  
General Fund (TOS) Voucher #1048 through #1056 in the amount of \$1,094.86  
Highway Fund (TW) Voucher #161 through #173 in the amount of \$46,434.17  
Highway Fund (TOS) Voucher #1122 through #1126 in the amount of \$5,699.26  
General Fund (TW) Voucher #1 through #25 in the amount of \$19,735.30  
General Fund (TOS) Voucher #1001 in the amount of \$675.00  
Highway Fund (TW) Voucher #1 through #7 in the amount of \$11,358.77  
Landfill Closure Fund Voucher #1 through #4 in the amount of \$2,316.70  
SHORT TERM RENTALS

Discussion on the following points:

- Appeals Board
- Snow removal
- Noise ordinance hours
- Insurance requirements
- Definition of campers and non-permanent structures
- NYSDOH threshold and approvals

- Accessory dwelling structures
- Building code
- Contact person outside of normal business hours other than Code Enf. Officer
- Refundable versus non-refundable fees.
- Parking
- Bedrooms
- Septic violations
- Ingress and Egress for sleeping quarters
- Dumpsters and Dumpster law
- Provisional license

S. Pellizzari feels that renewals in thirty days is not enough time for staff to process hundreds of renewals.

Town Board would like to have a Public Hearing for a draft Dumpster Law on the same night they have a Public Hearing for a Short-Term Rental Law.

Supervisor Mahoney makes a MOTION to hold a Special Meeting to discuss Short Term Rentals on January 17, 2023 at 6:30 PM. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

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

Ayes -5-

Noes -0-

---

Corina Pascucci, Town Clerk, RMC

Town of Hunter