

**MINUTES OF REGULAR TOWN BOARD MEEITNG OF THE TOWN OF HUNTER HELD  
ON TUESDAY, MARCH 26, 2024, AT 7 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 Chairperson  
Ariel Woolheater Ambulance Administrator  
Robert Blain Superintendent of Highways  
Rose Santigo Code Enforcement Officer  
Sarah Pellizzari Code Enforcement Officer  
Jason Kovacs Town Attorney  
Sgt. Robert Haines Hunter Police Department  
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.

**MINUTES**

Councilman Semenza makes a MOTION to approve workshop mtgs from 2/13; 3/12, reg. mtg. 2/27 & Special meeting 2/22/24. Seconded by Councilman Legg.

Ayes -5- Noes -0-

**GC ANIMAL ALLIANCE**-Presentation by Mark Gorelick, President.

M. Gorelick states Greene County Animal Alliance is a 501 c 3 and their mission is to build a companion animal shelter in Greene County adding that neighboring shelters are at peak and those trying to surrender animals are turned away. He asks the Town Board for a letter of support to forward to the Greene County and NYS Legislators.

Councilman Semenza makes a MOTION to authorize the Supervisor to sign a letter of support for Greene County Animal Alliance. Seconded by Councilman Reale.

Ayes -5- Noes -0-

**POLICE**-Monthly report acknowledged.

Town of Hunter Police Department

Monthly Report

February 2024

Calls for service: 107

Arrests made: 5

Criminal charges levied: 6

Criminal complaints: 8  
 Non-criminal complaints: 52  
 Assists to other agencies: 41  
 Uniform traffic tickets: 127  
 Parking tickets: 1  
 Accidents investigated: 4  
 Report requests: 2 = \$20.00

Discussion on body cameras.

Sgt. Haines states he is awaiting information on a Law Enforcement Tactical Grant that was applied for. He has received an additional quote of approximately \$5,000 per year for a five-year contract which would include cloud storage and licensing fees.

The Town Board feels the police department should purchase the eleven licenses, discussion on number of body cameras needed as a camera can have multiple users.

Supervisor Mahoney makes a MOTION to pay the amount of the above-mentioned contract per Town Attorney review of the contract. Seconded by Councilman Legg.

Ayes -0- Noes -5-

Motion does not carry.

The board decides to hold on vote until the April meeting.

**TOWING OPERATIONS:** Discuss workshop meeting for involved agencies.

Sgt. Haines states he budgeted for a Laurel House patrol to start before Memorial Day; he adds the parking lot has already been over capacity on weekends this month.

Supervisor Mahoney states the timeline will remain the same and the police can address parking challenges as they arise.

The stockade placement date is to be determined.

Acknowledged receipt of COI from S & T Security

**AMBULANCE-** Monthly report acknowledged. (no electronic copy provided)

ESO/ZOLL Care Exchange

Councilman Semenza makes a MOTION to authorize, if need be, Third Party Access & Use Agreement with Zoll Care Exchange. Seconded by Councilman Legg.

Ayes -5- Noes -0-

Councilman Kukle makes a MOTION to purchase a Maintenance agreement for LUCAS Equipment. Seconded by Councilman Semenza.

Ayes -5- Noes -0-

Uniforms discussion.

Councilman Semenza makes a MOTION to authorize the ambulance to go with UniFirst for uniform needs. Seconded by Councilman Reale.

Ayes -5- Noes -0-

Supervisor Mahoney states two Supervisors at the Mountain Top Supervisors and Mayors meeting stated Hunter Area Ambulance has a new positive vibe since Ariel has become the Administrator.

**ASSESSOR** - Monthly report acknowledged.  
MEMO TO: Supervisor and Town Board

FROM: The Assessor's Office

SUBJECT: Monthly Report February/March

DATE: March 25, 2024

- There were 44 Parcel Transfers this month. 18 were Arm's length (ALS), Sales listed below.
- 0 Parcels Combinations.
- 0 Subdivisions.
- 6 Lot Line Adjustments.
- 14 Grid Changes.
- 8 Parcel Revisions.
- 3 Parcels annexed into the Village of Hunter
- Update photos are being taken at this time.
- Information for the new STAR requirements is available in my office.

- |                     |                     |                       |
|---------------------|---------------------|-----------------------|
| 1. 182.06-1-44      | 22. 182.07-4-2      | 38. 164.05-1-14.2 ALS |
| 2. 148.18-2-25 ALS  | 23. 182.07-4-1      | 39. 164.11-1-15 ALS   |
| 3. 164.11-3-30 ALS  | 24. 210.00-1-14.112 | 40. 164.14-1-8.203    |
| 4. 164.14-1-8.303   | 25. 209.00-2-13 ALS | 41. 164.07-1-1.12     |
| 5. 164.15-5-1.207   | 26. 164.73-5-1 ALS  | 42. 164.14-5-6        |
| 6. 164.05-8-16      | 27. 181.00-3-8      | 43. 164.07-1-14       |
| 7. 164.06-2-18      | 28. 181.00-8-1 ALS  | 44. 182.06-1-21       |
| 8. 164.14-1-8.102   | 29. 166.19-2-4 ALS  |                       |
| 9. 182.00-3-35 ALS  | 30. 166.19-2-4 ALS  |                       |
| 10. 164.72-4-1 ALS  | 31. 150.00-3-4      |                       |
| 11. 164.72-4-2 ALS  | 32. 182.00-3-13     |                       |
| 12. 166.00-5-28     | 33. 183.10-3-3      |                       |
| 13. 166.00-5-29     | 34. 206.00-3-15     |                       |
| 14. 164.73-16-1 ALS | 35. 209.00-3-5      |                       |
| 15. 164.65-2-2 ALS  | 36. 182.00-1-6      |                       |
| 16. 182.00-1-5.11   | 37. 167.18-1-7      |                       |
| 17. 181.00-4-13 ALS |                     |                       |
| 18. 166.17-6-4 ALS  |                     |                       |
| 19. 197.00-4-10 ALS |                     |                       |
| 20. 209.00-2-3      |                     |                       |
| 21. 209.00-3-11 ALS |                     |                       |

Mark Hommel  
*Mark Hommel*

Assessor

Councilman Kukle states he would like to see the property address on the monthly report in addition to the SBL number.

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

Monthly  
Report

Feb-24

Permits	Total	Amount		
Building	3	\$910.00		
STR	12	\$7,225.00	Inspections	10
Demo	0	\$0.00	Violations	
Sign	0	\$0.00	Site Plan Permits	
Flood	0	\$0.00		
Muni Searches	9	\$650.00		
<b>Total</b>		<b>\$8,785.00</b>		
BP's	Solar	1		
	SFD	1		
	Renewals	1		
Cos	1 CCs			2
171 Ski Bowl rd	Ski Bowl rd			

Unsafe  
Building                    2366 Rte  
Letter                        214  
sent                          1 Lanesville

**CDRP/CLIMATE SMART COMMUNITIES**

Discussion on communication from Tara Donadio & NYSERDA \$10k GRANT  
Requires an energy audit of the Town Hall and the Ambulance buildings to qualify, also a  
Community Solar Subscription which could be located anywhere in Central Hudson’s service  
area.

**PLANNING** -Monthly report acknowledged.

**Town of Hunter Planning Board**

**Monthly Report March 2024**

The Town of Hunter Planning Board met on March 5, 2024.

**Summary of activities:**

**Old Business**

2 Public Hearing.

2 Site Plans Reviewed

1 Minor Subdivision Reviewed

2 Site Plans tabled due to waiting on applicants to complete submission

**New Business**

1 Site Plan Reviewed

**Roundup**

Public Hearing was held for Catskill Mountain Cannabis and Dutcher Hollow Event Space

Catskill Mountain Cannabis Site Plan reviewed

Dutcher Hollow Event Space Site Plan reviewed

Fox 2 Lot Minor Subdivision reviewed

Hunter Hills Solar Sketch Site Plan reviewed

*The next meeting of the Town of Hunter Planning Board will be **Tuesday April 2, 2024, at 6:30PM***

Catskill Mountain Cannabis

M. Czermerys states the applicant has received his license to grow from NYS. Discussion on NYS resources and if they have the ability to regulate this type of business after they approve licenses to grow cannabis and how lack of regulation will push enforcement and regulation to local municipalities with no training.

S. Pellizzari feels this project should require an engineer.

Supervisor Mahoney states the board has many concerns and agrees a Town Engineer should be obtained before approval is given and to ask the applicant to set up an escrow account. He has requested that the Code Enforcement Office get three quotes for engineering services.

M. Czermerys states this project is not under the Town Board's purview, however he will discuss these points with the Planning Board. He adds he has no issues with changing the overall process, but it will take some time.

### **PRIVILEGE OF THE FLOOR**

Nettie Farrell states she is concerned about the proximity of the Catskill Mountain Cannabis project to the people who live around it. She feels there is not enough research in New York State on a project like this. She is also concerned about smelling it, seeing it, and hearing it, adding this is a scenic byway and this all needs to be thought out.

Marcia Johnson asks if an Environmental Impact Study has been done. She feels there has not been enough research on sound and smell in a residential area. She also feels this project has potential for criminal activity.

M. Czermerys states an Environmental Impact Statement is only completed if there is a declaration of significance.

Athena Billias feels the project would burden the community.

M. Czermerys states nothing has been approved.

Unknown speaker states they are shocked and scared about the lack of state legislation.

Athena Billias

Dear fellow Mountain Top Residents,

Must we all live in fear of some industry or development appearing on our little pieces of paradise here on the mountaintop??? No, let's have a PLANNING BOARD to protect us. How can people living here for generations suddenly have to TOLERATE development with no avenues of successful protest? Have we no decency or respect for people and animal boundaries? How rude. At the very least, this project is inconsiderate of your neighbor's rights to privacy and peace. Aren't we here to take care of each other and feel responsible to the environment, and keep our promises? How much more can the land, the mountains, and Nature herself take before it all turns on us and our kids. Please, a little RESPECT.

We cannot afford to allow projects like the Cannabis Grow FACTORY to be built and operated in the midst of a residential area. WHAT NEXT?? This is a hornets nest.

Sincerely,

Athena Billias

Full time Mt Top resident

Since 1970

Bonnie A. Farrell  
1467 Platte Clove Road  
Elka Park, NY 12427  
E: farrell369@gmail.com

March 27, 2024

Town of Hunter Planning Board and Town of Hunter Town Board  
P.O. Box 70  
Tannersville, NY 12485

Dear members of the Town of Hunter, NY, Planning Board and Town Board:

I write to document that I am opposed to the proposed cannabis cultivation and packaging factory, aka Catskill Mountain Cannabis, LLC, owner, Alexander Zivian of 20 Farrell Road, Elka Park, NY, a location that also is on Platte Clove Road, Elka Park, tax map ID 197.0-4-4.

I appeal to the Planning Board to reject the proposal to build a cannabis factory because:

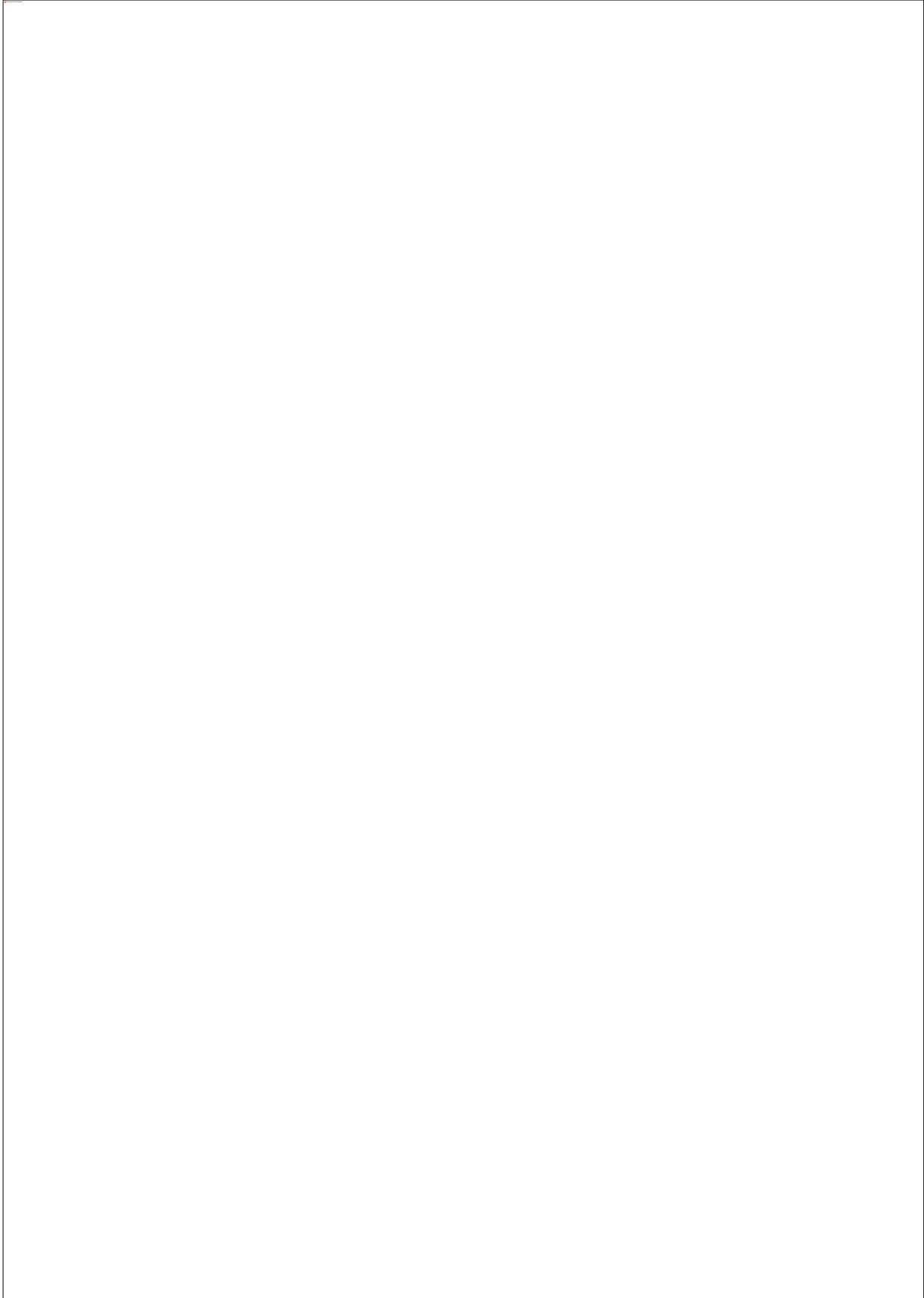
1. approval will set a precedent for more factory and industrial construction in rural, primarily residential neighborhoods whose uniqueness and value is acknowledged in our Town's Comprehensive Plan;
2. approval will destroy as opposed to enhance and protect, the beauty, low crime rate, and peacefulness of the hamlet, and these characteristics are what the Planning Board is specifically tasked to protect;
3. approval may be contrary to the Town's Site Plan Review Law because cannabis factories have negative ecological and environmental impacts even if organic such as carbon footprint, solid waste, water usage, noise pollution, and particulate pollution for workers.

I am concerned that this endeavor may have been prematurely approved to proceed without adequate research, without a plan to verify the information provided by the applicant, and without a clear vision of how issues will be addressed. For example, scientific literature is mixed regarding how best to mitigate noise using planting and fencing.

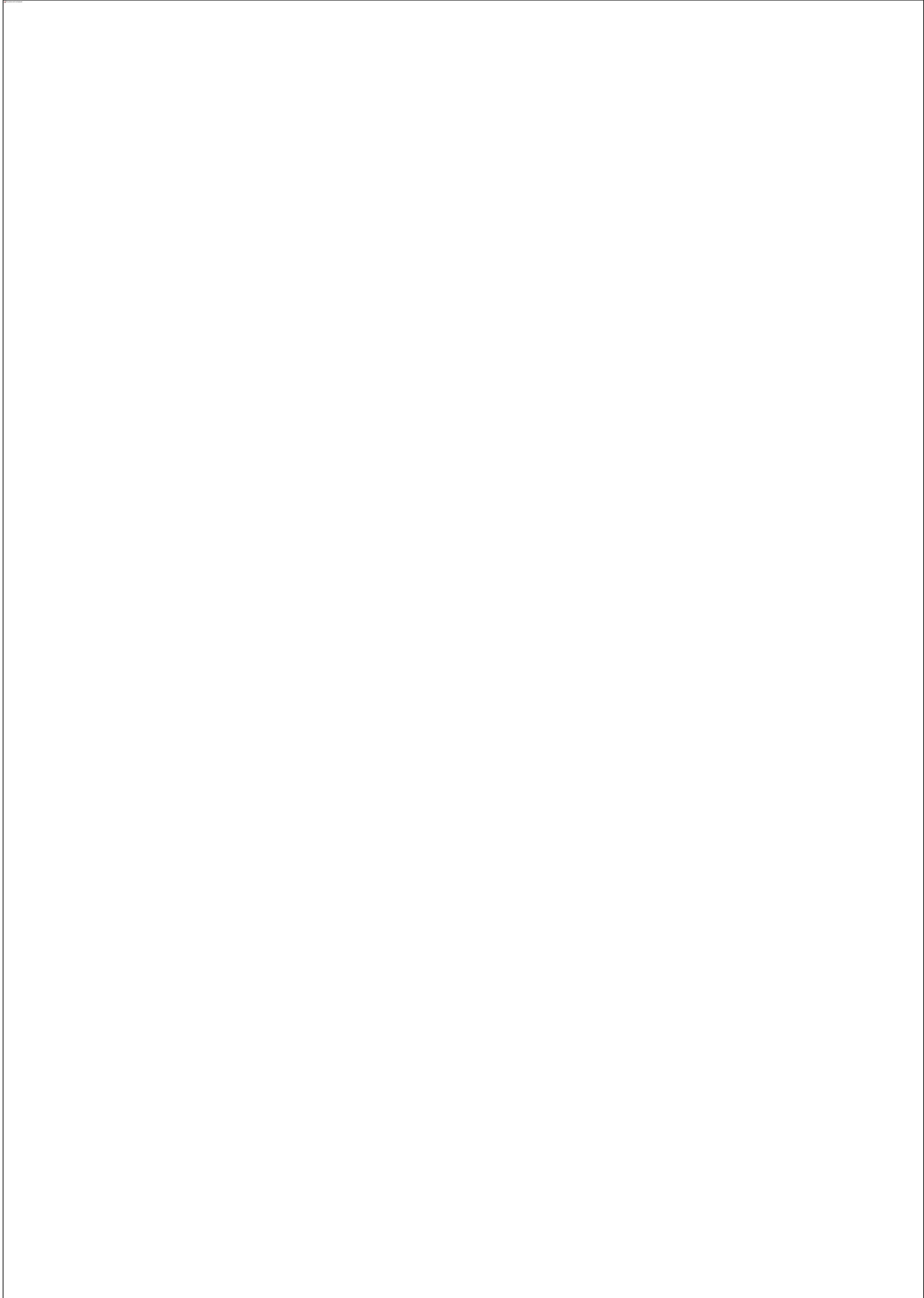
Thank you.

Very truly yours,

Bonnie A. Farrell







**JUSTICE COURT**-Monthly reports acknowledged.

TOWN OF HUNTER COURT P.O. BOX 70 TANNERSVILLE, NY 12485 518-589-5882 EXT. 305

TO: Supervisor and Town of Hunter Town Board

FROM: Hon. MarySusan E. Timpson

DATE: March 7, 2024

SUBJECT: Monthly Report for February 2024

36 New Cases for February 2024

0 Hunter P.D. Parking Tickets in February 2024

0 Forest Ranger Parking Tickets in February 2024

22 Closed Cases in February 2024

For the Month of February 2024 total amount collected \$2,420.00

The court is now in session the 1st and 2nd Wednesday of the month for the Hon. MarySusan E. Timpson

(Every case file must be pulled & updates)

Respectfully submitted,  
Hon. MarySusan E. Timpson  
MET/jpb

**Summary Report of Cases Started**

02/01/2024 to 02/29/2024

**Judge Kimberly A Prince Walsh**

Report date: 03/25/2024

STATUTE	STARTED	CLOSED	FINE	SURCHG	CIVIL FEE
VTL	118	20	1499.00	1266.00	0.00
CIV	1	0	0.00	0.00	20.00
TOTALS	119	20	1499.00	1266.00	20.00

**ADDITIONAL INFORMATION**

Number of DWIs - 1192:	4	Closed: 0	Fines/Fees: \$0.00
Number of AUOs - 511:	0	Closed: 0	Fines/Fees: \$0.00
Number of Speeds - 1180:	14		
Number of Defendants:	81		
Total Number Charges:	119		
Average Charges/Defendant:	1.47		
Number of Small Claims:	0		

**NOTE:** Dollars are calculated for fines assessed, not amount collected.

**LANDFILL**

Councilman Semenza makes a MOTION to authorize Adirondack Labs for required testing. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

**FINANCE OFFICER**

Councilman Semenza makes a MOTION to authorize expenses related to AOT Town Finance School May 14-15. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

Councilman Kukle makes a MOTION to authorize Williamson Lawbook remote access/sharing program NTE \$600.00 per year. Seconded by Supervisor Mahoney.

Ayes -5-                      Noes -0-

**CONTRACTS**

Acknowledged receipt of fully executed agreement from Mountain Top Golden Agers Councilman Kukle makes a MOTION to authorize signature effective 2/1/24 & ack fully executed agreement from Greene Room Players. Seconded by Councilman Semenza.

Ayes -5-                      Noes -0-

**ULTRA MARATHON**

Councilman Semenza offers RESOLUTION #2 granting permission to the Wild Run, Inc to conduct the Manitou’s Revenge Ultramarathon in ToH. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

A RESOLUTION BY THE TOWN OF HUNTER GRANTING PERMISSION TO THE **Run Wild, Inc.** TO CONDUCT THE **Manitou’s Revenge Ultramarathon** WITHIN THE GEORGAPHICAL JURISDICTION OF THE TOWN OF HUNTER

Resolution # 2 OF 2024

WHEREAS, the Run Wild, Inc. proposes conducting the Manitou's Revenge Ultramarathon within State ROW, on or along Platte Clove Road, located in the Town of Hunter (hereinafter MUNICIPALITY), Greene County, and

WHEREAS, the Municipality and the Run Wild, Inc. are desirous to have such above-mentioned event conducted within the geographical jurisdiction of the Municipality, and

WHEREAS, the Run Wild, Inc. will meet all the requirements of the Municipality during the above-mentioned event, and

WHEREAS, the Municipality reserves the rights to monitor the above mentioned event within the geographical jurisdiction of the Municipality, and

WHEREAS, the Run Wild, Inc. will conduct the above-mentioned event, as shown on the plans/maps and other documents related to the above-mentioned event and at no cost to the Municipality.

NOW, THEREFORE,

BE IT RESOLVED, that the Town of Hunter by means of this Resolution, grants permission to the Run Wild, Inc. to conduct the above-mentioned event within the geographical jurisdiction of the Municipality and Run Wild, Inc. shall maintain or cause to be maintained, at its own expense the premises of the event and shall cover any expenses that may arise from the conducting of the above-

mentioned event, and

BE IT FURTHER RESOLVED, that Sean Mahoney, Supervisor of the Town of Hunter has the authority to sign, with the concurrence of the Town’s Legal Counsel and by the Town Board, any and all documentation with the Run Wild, Inc. that may be necessary as a result of the above-mentioned event as it relates to the Town of Hunter, and

BE IT FURTHER RESOLVED: That the Clerk of the Town of Hunter is hereby directed to electronically transmit signed, sealed, notarized, stamped, and certified copy of the foregoing resolution to the Run Wild, Inc.

RESOLVED, that this Resolution shall take effect immediately,

**CATSKILL WATERSHED CORPORATION**

Acknowledged receipt of Resolution #'s 5175-5192 5197-5198 5200-5203

**CORRESPONDENCE**

- a) Acknowledged receipt of invitation to attend the 2024 Schoharie Watershed Summit
- b) Acknowledged receipt of thank you note from Mountain Top Golden Agers
- c) Acknowledged receipt of Town of Catskill public hearing to amend various codes of the Town of Catskill
- d) Acknowledged receipt of Special Dissolution Meeting notice for the Village of Tannersville
- e) Acknowledged receipt of Cornell Local Roads: pamphlets
- f) Acknowledged receipt of thank you note from the Greene Room Players
- g) Acknowledged receipt of thank you letter from the Tannersville Area Health Committee
- h) Greene County Soil & Water Conservation District-Schoharie Watershed summit 4/6/24
- i) NYS PUBLIC SERVICE Commission notice on public comment on Broadband access.

**HIGHWAY**

R. Blain informs the board they have begun work on the back mountain road. Discussion on sweeping roads and the Town Hall parking lot.

**EXECUTIVE SESSION**

Supervisor Mahoney makes a MOTION to go into Executive Session to discuss the employment history of a particular person at 9:15 PM. Seconded by Councilman Legg.

Ayes -5-                      Noes -0-

C. Pascucci and L. Hamrah-Poladian excused.

Supervisor Mahoney makes a MOTION to come out of Executive Session at 9:47 PM with no action taken. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

Supervisor Mahoney makes a MOTION to adjourn at 9:47 PM. Seconded by Councilman Reale.

Ayes -5-                      Noes -0-

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Corina Pascucci, Town Clerk, RMC

Town of Hunter