

Jurisdictional Annex XII

Town of Hunter

Town Profile

The Town of Hunter is located in the south-central portion of Greene County. It contains many of the high peaks of the Catskill Mountains including Hunter Mountain, the highest mountain in the County and second highest in the Catskills. The Town line borders Ulster County, NY, along its southern and part of its eastern edge. See Table XII-1.

History: The Town of Hunter, originally called Greenland, was formed from the territory of Windham in 1813. The Town was not officially renamed Hunter until the following year, 1814. Settlers arrived through one of three cloves: Kaaterskill, Platte, or Stony Clove. There are two incorporated Villages in the Town of Hunter: Hunter Village, originally called Edwardsville and incorporated in 1894, and Tannersville, which was incorporated in 1895. Though the land was hilly and rocky, most settlers farmed even if just to support the needs of their family. The Town had tanneries, lumber mills along streams, furniture factories using product from the lumber mills, and quarries that shipped stone to cities for use in sidewalks. The scenery brought about a booming tourism business with boarding houses and large hotels. Among the best known were the Catskill Mountain House, Hotel Kaaterskill, and the Laurel House. The railroads brought in even more people. The Town declined after the invention of the automobile, the Great Depression, and World War II, but the development of skiing destinations brought the Town back into vibrancy. Today, Hunter and Windham Mountains are major destinations. (Source: *Town of Hunter Website*).

Form of Government: The Town is governed by a Town Board composed of the Supervisor and four Trustees. The Town Board sets policy, approves the budget, adopts local laws, implements policies, and administers local affairs.

Growth and Development Trends: The Town's *Comprehensive Plan* (2000) notes that the population peaked in the early 1900s and has generally declined since that time. The Town (and Villages) population significant increases seasonally due to the number of people who own seasonal/second homes; some who visit stay in the area (see Table XII-1). The Town's *Comprehensive Plan* estimates that over half of the housing units in the Town (and Villages) are seasonal.

The 2007 Greene County *Comprehensive Economic Development Plan*¹ details growth plans more recent than the Town's *Comprehensive Plan*. It states that future growth is desired in both Hunter and Tannersville along the entire Route 23A corridor, which is the primary route through the area. The west side of Hunter Mountain is identified as an area where additional recreational uses and ski

¹ <http://greenegovernment.com/departments/planning-economic-development/services/economic-development/#plan-ecodev>

Town Contact Information

PRIMARY POINT OF CONTACT:

Daryl E. Legg, Supervisor
5748 Route 23a
Tannersville, NY 12485
518.589.6151 x 312
Email: townofhunter@yahoo.com

ALTERNATIVE POINT OF CONTACT:

Susan Graham or Lara Hamrah-Poladian
5748 Route 23a
Tannersville, NY 12485
518.589.6151
Email: townofhunter@yahoo.com

Table XII-1: Town of Hunter Statistics

2010 Population	Total Land Area	Land/Water Area
1,691	87.78 sq. mi	87.52/0.26 sq. mi

Villages not included

industry expansions is preferred. The residential and golf community of Wildcat Hollow is also identified as a potential growth area.

The Town negotiated with NYCDEP on the expansion of its designated hamlet areas; the agreement went into effect in 2010. The expanded areas have been identified as suitable for growth by the Town.

The Town also worked jointly with the Villages of Hunter and Tannersville on the *Hunter Corridor Study* (2010), which developed recommendations for the targeted development areas. The study includes a strong focus on storm water management and stream and floodplain protection.

In late 2015, an agreement was announced to sell Hunter Mountain. A news report from the Daily Freeman on December 1, 2015, quoted the buyer’s president and CEO as saying “Our roadmap for growth calls for a mix of organic growth and resort development as well as acquisitions that will let us build our portfolio of ski resorts in the attractive overnight and day-drive segments of the market.” Based on this information, it appears the new owners intend to expand the resort.

U.S. Census statistics show that the Town (not including the Villages) shrank from 1,783 to 1,691 people between 2000 and 2010, while the number of housing units increased from 1,696 to 1,753.

Recent Hazard Events

In the last 5 years, there were a few storms that were significant for the Town, most notably storms that occurred in 2011.

Hurricane Irene: Hurricane Irene dropped several inches of rain on the Town of Hunter. The resulting flash flooding of local streams caused significant damage to the infrastructure throughout the Town, including damage to more than 28 roads in the Town. The total damage assessment was approximately \$1.8 million.

Other Storms in 2011: Several other storms caused significant damage in 2011, resulting in an additional approximately \$75,000 in damage.

Summary of Vulnerabilities

The Town of Hunter is one of Greene County’s Mountain Towns located in the Catskill State Park. Table XII-2 details the number of parcels that are located in or touch the floodway, 100-year floodplain, or 500-year floodplain.

As shown in Figure XII-1, there is one critical facility located in the floodplain in the Town of Hunter: the wastewater treatment plant.

There are six repetitive loss properties in the Town.

Table XII-2: Number of Parcels in Flood Hazard Areas, Town of Hunter

Floodway	100-Year Floodplain	500-Year Floodplain
322	439	462

Source: 2015 FEMA Flood Insurance Rate Map

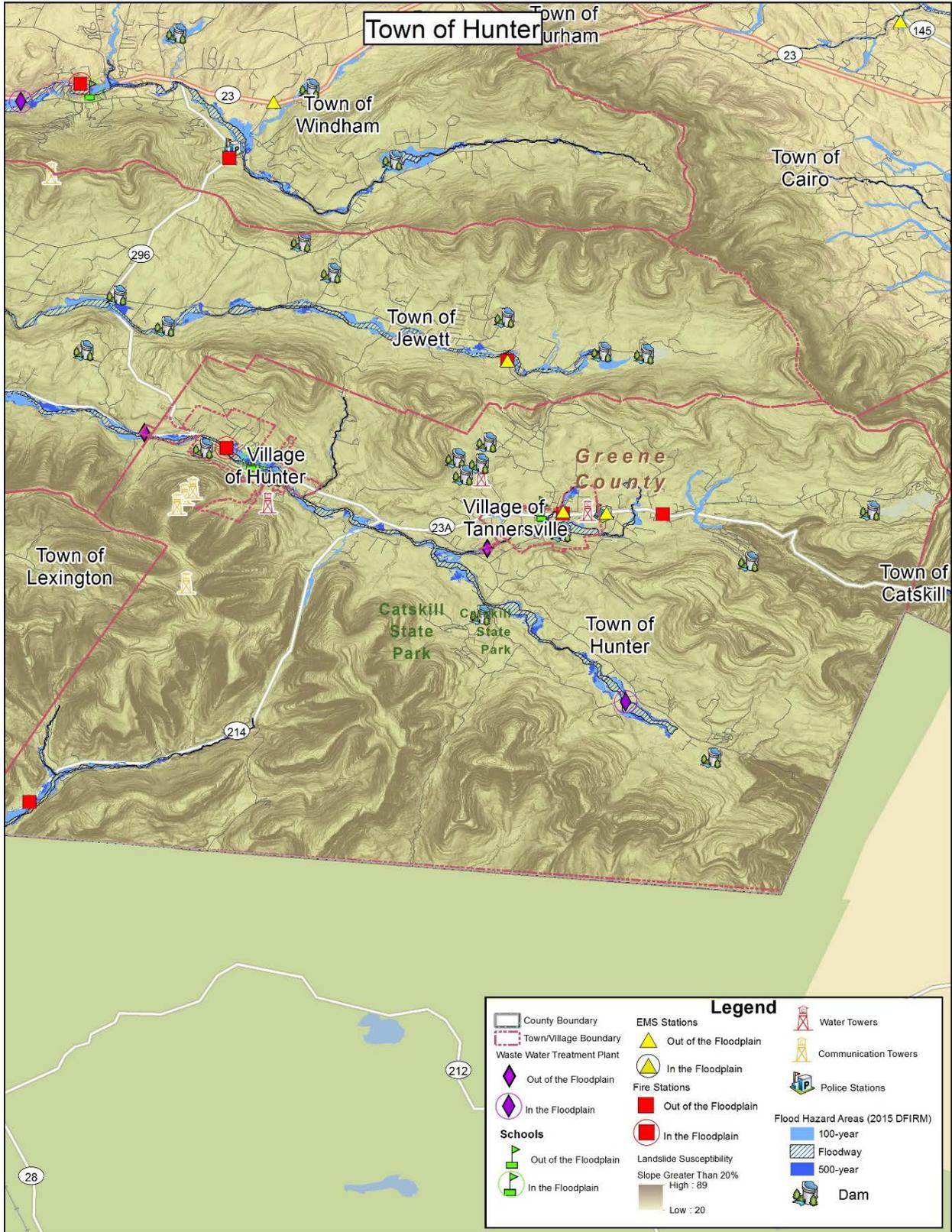


Figure XII-1: Town of Hunter Hazard Area Map

Capability Assessment

Each municipality analyzed four capability assessment areas that are relevant for reducing long-term vulnerabilities through mitigation planning. These four areas include: Planning (legal) and Regulatory, Administrative and Technical, Financial, and Education and Outreach. Changes that have occurred since the 2009 *Greene County Multi-Jurisdictional All-Hazard Mitigation Plan*² (HMP) are described below.

Planning (legal) and Regulatory: In 2009, the Town was designated a Climate Smart Community. The *Hunter Corridor Regional Planning Study* was prepared in 2010. The Town is currently undertaking a comprehensive review of its site plan law and making recommendations for improvements. This effort is expected to be completed in early 2016.

The Town has a number of relevant documents and ordinances, as listed in the “Relevant Documents and Ordinances” text box.

Administrative and Technical: In addition to the Town Board, the Town has a Town Clerk, Enforcement/Building Inspector, Highway Superintendent, Police Department, Assessor, Attorney, Ambulance, Health Officer, and on-call engineering consultant. The Town also has a Town Planning Board.

Financial: The Town has a CWC FHMIP and CCCD Riparian Buffer Acquisition Program, both of which help reduce the Town’s long-term vulnerability to flooding.

Education and Outreach: There have not been any identifiable or confirmable changes in capabilities for reducing long-term vulnerability since the 2009 HMP.

Mitigation Strategies

Hazard Mitigation Actions Completed or in Progress: In the last 5 years, the Town of Hunter has implemented a few mitigation actions. After Hurricane Irene, the Town replaced a bridge on Glen Park Road and supported the completion of a NYC DEP stream management program on the Schoharie Creek at Schoharie Street in the Village.

Table XII-3 shows the hazard mitigation actions described in the 2009 HMP that have been completed or are in progress.

Relevant Documents and Ordinances

- ✓ Building Code
- ✓ Subdivision Ordinance
- ✓ NFIP Flood Damage Prevention Ordinance
- ✓ Growth Management
- ✓ *Floodplain Management/Basin Plan*
- ✓ *Stormwater Management Plan*
- ✓ *Comprehensive Plan (2000)*
- ✓ Site Plan Review Requirements (under update)
- ✓ *Economic Development Plan*
- ✓ *Emergency Response Plan*
- ✓ *Regional Stream Management Plan (2007)* and MOU with GCSWCD
- ✓ *Hunter Corridor Regional Planning Study (2010)*

² <http://greenegovernment.com/wp-content/uploads/2015/01/HMP.pdf>

Table XII-3: Summary of Mitigation Actions, Town of Hunter

Mitigation Action	Project Status
Glen Park Road Bridge Replacement	Completed
Stony Clove Creek flood-related modifications	Completed
NYC DEP stream management program	Completed

Proposed Hazard Mitigation Actions: In addition to the Greene County actions discussed in this Plan, the Town of Hunter has considered its individual needs related to risk and vulnerability and is pursuing or proposing the following hazard mitigation actions:

- (T)HNT-1: Town-wide Stormwater Analysis Study – Undertake a storm water analysis to identify areas where current infrastructure (culverts, bridges, conveyance channels etc.) is inadequate to handle flood events. This should include development of an action plan that identifies priority projects appropriate for hazard mitigation funding and other funding availability and development of local stormwater management districts for the Villages of Hunter and Tannersville.
- (T)HNT-2: Scribner Hollow Road – Undertake a hydraulic and engineering study for the three culverts and in the same location and two additional private driveway pipes that are the responsibility of the Town. The stream also needs to be dredged, reshaped, and lined. An engineering study, stream hydraulics study, and action plan is needed.
- (T)HNT-3: Clum Hill Road Improvements – Conduct a drainage runoff study and engineered improvement plan to help prevent life threatening hazards that regularly occur on this road.
- (T)HNT-4: Plateau Mountain Road Improvements – Construct the already engineered recommendation for a replacement, either of the two alternatives: a three-sided culvert (18 ft, 6 inches x 6 ft) or bridge with dimensions of 35 ft (bottom) x 40 ft (top) x 6 ft.
- (T)HNT-5: Platte Clove Mountain Road – Undertake an engineering study and develop engineered plans to complete installation of new culvert pipes, water channels, retaining walls, guide rails, and resurfacing.
- (T)HNT-6: Local Stormwater Management District – Develop local stormwater management districts with the Village of Hunter and Tannersville. *(See also (T)HNT-1 – Town-wide Stormwater Analysis Study).*

The Town will also participate in the action identified for all municipalities to integrate this plan’s actions with existing planning, consider hazards in future development decisions, focus on mitigation of repetitive loss properties, and attempt 500-year level protection for critical facilities.

Details about each proposed hazard mitigation action can be found in the individual Action Worksheets.