

Town of Hunter Planning Board
Monthly Meeting
October 3rd, 2023
DRAFT

Board Members Present

Marc Czermerys
Penny Spring
Susan Kukle
Joseph Zecca
Peter Kelly
Susan Kukle
Susan Friedman
Aleksandra Smith

Absent Members

Doug Senterman
Charles Knopp

Zoom Members

Roberta Amico
Rose Santiago

Public Present

David Kukle
Brian Wagner
Diane Vitin
Andy Vitin
Ram Singal
Dorothy Steinfeld
Kiran Kumar

Bruce Femi
Aris Stalis
Jack Platner
John Molloy
Kerry Molloy
Darrin Elsom

PUBLIC HEARINGS

Diamond Notch Airstream Site Plan Sketch Review parcel #206.00-3-15

Lanesville

-This project is going to be an Airstream camper to use for personal use and also an Air BnB year round.

-No comments

-Motion from Penny Spring to close the public hearing

2nd Susan Friedman 7-0

Haines Falls Fire District Site Plan Sketch Review parcel #182.08-1-34

Haines Falls

-New building will be constructed and new plans were created to move the building forward.

-No comments

Motion to close the public hearing from Susan Friedman 2nd Peter Kelly
7-0

Marc Czermerys will call the monthly meeting to order.

Approval of the September 5th, 2023, minutes.

Motion from Penny Spring to approve minutes 2nd Peter Kelly 7-0

OLD BUSINESS

Ramble on Inn, LLC Site Plan Sketch Review parcel #167.00-5-16

Haines Falls

-D Elsom presenting

-Previous meeting the board completed a negative declaration on SEQR.

-The board was continuing to finish off the site plan review.

- The board has received a resolution of approval including conditions.
- Marc Czermerys did speak with the applicant about the timeframe for the code enforcement office to get back to the applicant so they have time to come up with a secondary plan if necessary.
- Penny Spring thought that 60 days should be 90 days.
- Kerry Molloy states that 60 days would be a fair number.
- Marc Czermerys states that a language can be added to the resolution that if any part of the agreement be deemed necessary to be reopened by the CEO or the applicant to deal with certain conditions not working as intended.
- Resolution will have a clause stating that the applicant won't have any camping that will not cross threshold that would constitute a DOH campground.
- The board does not have any other concerns with the resolution itself.
- Motion from Marc Czermerys to approve the resolution as presented with corrections. 2nd Joseph Zecca 7-0

Diamond Notch Airstream Site Plan Sketch Review parcel #206.00-3-15 Lanesville

- Jack Platner presenting
- The board is going to review the new maps.
- This trailer will be used for Air BnB and friends & family.
- Changes on the map are a borderline for 100 ft from the floodplain.
- Walkway to the parking spaces
- The existing trailer is being moved down to the 100 ft location.
- This is not being placed permanently.
- Will have hook ups for water and electric and can be used year round.
- Penny Spring wanted to know about the lighting.
- Mr Platner states he would be putting in solar path lights and

string lights

- The trailer must be moved every 180 days.
- The board will review SEQR Part 1 & 2
- Motion from Penny Spring for a negative declaration 2nd Peter Kelly
7-0
- No other concerns from the board.
- Motion from Susan Friedman to approve the site plan 2nd Penny Spring
7-0

Haines Fall Fire District Site Plan Sketch Review parcel #182.08-1-34

Haines Falls

- B Feml presenting
- The original place of the building has now been changed.
- The building is going to be a building to handle the storage of fire apparatus and will be a three-bay building.
- Penny Spring wanted to know about lighting for the building.
- Applicant states they will be putting down lighting on the building.
- Board will review SEQR 1 and 2.
- Motion from Susan Kukle for a negative declaration 2nd Peter Kelly 7-0
- Motion from Susan Kukle to approve the site plan 2nd Peter Kelly 7-0

NEW BUISNESS

Latvian Camp Garage Sketch Plan Review parcel #196.00-3-4

Elka Park

- A Stalis presenting
- This project is to build an 1800 ft maintenance garage
- This building will have interior drains in the floor.
- Building will have electricity and plumbing only for a utility sink
- There is a watercourse. Applicant met with DEP and as long as this project is not increasing impervious on the property by 25% they

- are satisfied with being closer than 100 feet to the watercourse.
- There will be box lighting on the building.
- Motion from Susan Friedman to declare lead agency 2nd Penny Spring 7-0
- Motion from Penny Spring to hold a public hearing at the November 6th, 2023 2nd Peter Kelly 7-0

Peace Village Garage Sketch Site Plan parcel #166.00-6-23 Haines Falls

- A Singal presenting
- One story 4 car parking garage on building # 5
- Building a garage attached over the existing stairway so people to get to the garage without going outside.
- The area that it is going is already impervious.
- Will have down lights with be over the garage doors.
- Motion made by Penny Spring for lead agency 2nd Peter Kelly 7-0

Stoney Clove Creek Air BnB and Event space Sketch Site Plan review Parcel #181-00-2-5.2-10

- B Wagner Present
- This will be an Air BnB and an event space
- There are 3 house on this property and backs up to the creek.
- STR parking has to be off the road 14 bedrooms would require 14 parking spots specifically for the Air BnB.
- Each building has its own cesspool.
- All three cesspools with be replaced.
- A new well was put on the property.
- The entire property will rented for an event.
- During an event 27 parking spaces will be needed off the road with one handicapped spot.
- Temporary toilets with be there when there is an event.

- Dumpster will be put in an appropriate place and make sure it is bear proof.
- Walkway from the main building is gravel.
- A storm water run off under the small bridge.
- Lighting on the property for events is hurricane lanterns for the pathway.
- Motion from Penny Spring to be lead agency 2nd Alexandra Smith 7-0
- Motion from Susan Kule to request a 239 review 2nd Peter Kelly 7-0
- Motion from Peter Kelly for a Public Hearing on Nov 6th 2023
2nd Joseph Zecca 7-0

Motion to close the meeting from Penny Spring 2nd Susan Kule
7-0