

The Town of Hunter Planning Board
Monthly Meeting
November 6th, 2023

DRAFT

Board Members Present

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

Absent Members

Doug Senterman

Zoom

Russ Colton
Jerusha Hall
Alexandra Horst
Katie Knoll
Sean Mahoney
Charlie Knopp

Public Present

Aris Stalis
Taylor Baker
Gary Dufel
Ram Singal
Richard Countryman
Linda Harrison
Jay Harrison
Michael Lam

Tomas Trup
Brooke Kasman
Ryan Leach
Jessi Fraine
Brian Wagner
David Kukle
Kiran
Rose Santiago

Ernest Reale
Trent Poole

Linda Harrison

PUBLIC HEARINGS

Latvian Camp Garage Site Plan Review parcel #196.003-4

Elka Park

- Aris Stalis presenting
- This project is to construct a one-story maintenance garage.
- DEP asked about gasoline storage no more than 20 gallons stored in the building.
- Lighting will be added to the building.
- Water service will come from the well that serves the guest House.
- Comments from the public-No comments.
- Motion from Penny Spring to close the public hearing.

2nd Alexandra Smith 7-0

Stoney Clove Creek Air BnB and Event space Sketch Site Plan Review parcel #181.00-2-5.2 Hunter

- Brian Wagner presenting
- 3 houses on this property
- All 3 will be used as Air BnBs
- Also will be used as an event space
- Changes will have to be made on some parts of the map

- Comments from the public
- Linda Harrison would like to express her concerns about the noise issues. She states after the 10pm noise ordinance it is hard to get anyone from the police department to respond. The State Police will respond but only if they have nothing more important. She states the town needs to address the the problem with enforcing the law. She states parking also an issue.
- Marc Czermerys states these issues will be addressed during the meeting.
- Marc Czermerys states Ms. Harrison should bring up the issue about the police response with Town of Hunter Board.
- Gary Dufel states he lives on Route 214 in Hunter.
- Mr. Dufel states he has no problem with the Air BnB. But does have questions about the laws not being able to be enforced.
- Mr. Dufel would like to know about hours of operation of the event. He would like no music and lights off at 10pm. Parking should be on the premises and not on the road.
- Questions the reason that the applicant was allowed to operate without the boards approval. Marc Czermerys states they have been told by the code officer that they need come in to compliance and have not held events since being notified.
- Mr Dufel asked if the applicant intends to operate this business in the same manner as it has been within the guidelines of the Planning Board.
- Mr Dufel would like to know how of a small event space it would be 80. And his issues are noise, lights and traffic.

-Marc Czermerys states the event space needs to hold all the cars. There will be no street parking.

-Marc Czermerys has an email he would like to read from a neighboring property owner Kathleen Alagna.

Regarding the parcel located at 42, 48, & 50 Clove Road that will be under review at the above referenced meeting to convert the existing buildings into Airbnb & small event space, I respectfully submit the following comments:

I firmly believe that each and every property owner should be allowed to do what they want with their property. It really is their concern whether they choose to live there, rent it (long or short term), convert it into a Bed & Breakfast, etc. There are no Home Owners Associations to dictate rules & regulations. With that said, it's the property & homeowner's decision to make EXCEPT if it interferes with the peace & quiet of neighbors. Having this property used as an Airbnb is one thing. Having it utilized for "events" like weddings & gatherings that are neither small or quiet is an entirely different issue.

I find it hard to believe that anyone would consider the events that have been held there as "small" based on the amount of traffic flow & noise from music being generated. These are weddings & large gatherings & they have been held at this property since the current owners purchased the property years ago.

It's my understanding that the applicant has stated that there will be a maximum of 80 people who will be attending events at this location. I respectfully request that the Board reconsider the allowable maximum for approval and reduce it considerably during their review process. The venue cannot support gatherings & events of that size. The amount of traffic that has been going in & out of the road leading to the property during these gatherings has been enormous. Assuming there are 2 people in each vehicle, that would be 40 vehicles driving upon arrival & out after attending the party. That doesn't count the cars & trucks driving in & out to set up & remove the tents, etc. It also doesn't account for the traffic coming & going for contractors, cleaning people, etc to maintain the property on any given day that I've seen frequently.

Last, but certainly not least, the noise from the music generated at these "small" gatherings has been extremely loud & intrusive. This has to be considered when the Board reviews & makes a decision.

As someone whose family has owned property in the community since the 1950's & as someone who is a homeowner & who pays taxes on 2 houses, I recommend that the Board approve the existing buildings for Airbnb rentals but reconsider the request as a "small" or any event space.

Thank you for your consideration.

Kathleen Alagna

-No other comments.

-Motion from Susan Kukle to close the public hearing

2nd Penny Spring 7-0

-Motion from Joesph Zecca to approve the minutes from

October 3rd, 2023

2nd Peter Kelly 7-0

OLD BUSINESS

Cortina Mountain Estates Extension of Conditional Subdivision Approval and Site Plan Approval

-Taylor Baker presenting

-DEP & DEC have been coordinating in working with this project

-Mr Baker states the engineers and project manager

have changed and they are moving along with the project.

-Motion from Marc Czermerys to approve the extension request

for the conditional sub division approval until February 6th,

2024. 2nd Penny Spring 7-0

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

Elka Park

-Aris Stalis presenting

-Mr Stalis is responding to DEP wanting to know about the

storage of the fuel in the building. The fuel will be stored

in 4 gallon jugs and a secondary container.

- Applicant is working with DEP for stormwater.
- Lighting is as put on the building plans.
- Board is waiting for a response from DEC.
- Board reviewed the plans.
- No public comments.

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

Haines Falls

- Ram Singal presenting
- Mr. Singal has brought some updated site maps.
- This plan is a one story 4 car parking garage on building #5
- This will be sent to Greene County for 239 review.
- Board reviewed the plans.
- Motion from Penny Spring to hold a public hearing at the December 5th, 2023 meeting. 2nd Susan Kukle 7-0

Stoney Clove Creek Air BnB & Event space Sketch Site Plan review parcel #181.00-2-5.2,-10

- Brian Wagner presenting
- Greene county has responded to the letter from the board.
- SEQR cannot be completed until board receives a response from DEC.
- Marc Czermerys states he can't approve a site plan until the plan shows where the new septic system is to be located.
- This space can continue to operate as an Air BnB but not an event space.

NEW BUSINESS

McGrath/Shefflo Solar Ground Mount site plan review

Parcel #223.00-1-2 Lake Hill

- Richard Countryman presenting
- This project is a ground mounted solar system
- This is south of Mink Hollow Road
- There are no wetlands & this will not effect the waterways.
- This will be connected to the power grid though their meter.
- No new services will be needed.
- This will need coordinated with DEC, DEP, City of Kingston Water Department, Town of Woodstock.
- Motion from Penny Spring for lead agency 2nd Susan Kukle
7-0
- Motion from Peter Kelly to hold a public hearing
2nd Penny Spring
7-0

Trup Short Term Rental Site Plan parcel #167.00-7-20

Haines Falls

- Tomas Trup presenting
- This home is a six bedroom Air BnB
with septic and well.
- There will not be any construction on the property.
- This will need parking for 6 cars.
- Motion from Susan Kukle for lead agency 2nd Alexandra Smith

7-0

- Motion from Penny Spring to hold a public hearing at the December 5th, 2023 2nd Joseph Zecca 7-0

Williams Lumber Pole Barn & Deck Site Plan

parcel #181.00-6-3 Tannersville

- Gleason Truesdell presenting
- This project is building a pole barn to hold all the lumber at this site.
- It will be built on the site with existing black top
- Marc Czermerys states the engineer should check the water flow.
- Marc Czermerys applicant would need engineering drawing to scale.
- Applicant will be at the December 5th, 2023 meeting with all updated materials.

Hunter Mountain Resort B and E Lift Site Plan Review

Parcel #

164.00-4-4, 164.00-4-8, 164.00-4-6 Hunter

- Jesse Fraine presenting
- This project will be removing existing B lift and replacing it with a six person lift and the E lift will be replaced with the relocated existing Broadway lift.
- The lift alignments will be slightly changed and will require tree removal and grading.

- There is no impact on Shanty Hollow.
- There are no wetlands
- SHPO states no effect there.
- The applicant states the general schedule will be 2024 off season.
- The board reviewed the maps.
- Marc Czermerys states when the public hearings will be scheduled they will be a combined meeting between The Village of Hunter Planning Board and The Town of Hunter Planning Board.
- Motion from Joe Zecca for lead agency 2nd Penny Spring 7-0
- Motion from Susan Kukle to submit 239 to Greene County.
2nd Peter Kelly 7-0

- Motion from Penny Spring to close the meeting 2nd Peter Kelly
7-0