

TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
SEPTEMBER 5TH, 2023

DRAFT

BOARD MEMBERS PRESENT

Marc Czermerys
Penny Spring
Susan Kukle
Peter Kelly
Charles Knopp
Susan Friedman
Aleksandra Smith

ABSENT MEMBERS

Doug Senterman

ZOOM MEMBERS

Susannah Hunter

PUBLIC PRESENT

Cathy Abramski
Alexandra Murray
Suzanne Hunter
Joe Abramski
Sean Mahoney
Kerry Molloy
Kendall Lindsay
Brendan O'Brien
John Molloy
Matthew Hunter
Richard Brooks
Darrin Elsom
Robert Scott
David Kukle

Swearing In Board Members

- a. Aleksandra Smith Planning Board Member seat ending 12/31/2026
- b. Joseph Zecca Planning Board Alternate seat ending 12/31/2023

PUBLIC HEARINGS

Hunter Foundation Philadelphia Hill Rd Church site plan parcel #181.16-3-6 Haines Falls

- Presenting Richard Brooks
 - Site Plan has been revised per recommendations from the board
 - The bathroom facilities have been moved to the side of the building
 - The lighting plan has been submitted
 - A ramp and spaces for ADA have been placed and will be paved
 - Comments from the public
 - Matthew Hunter would like to state he would like the church to be used but a bit concerned about the grave sites.
 - Sean Mahoney said he would work with all of the owners within the community.
 - Suzannah Hunter would state that there will be people going in and out of the church and would like to be informed of when there is going to be an event and when people working there. Also would like to pin down what the warmer months would be.
 - Marc Czermerys states the planning board does not have a say in the operating months.
 - Sean Mahoney states that if there is an event in January they will have that event.
 - Marc Czermerys states that if during the week anyone needs information about an event they may call The Hunter Foundation.
 - Suzannah Hunter wants to know when the events will be happening and how many people would be at the events and how often will the trolley be coming.
 - Marc Czermerys states that they may have events during the week.
- No more comments from the public

-Penny Spring made a motion to close the public hearing Susan Friedman 2nd 7-0

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

- Darrin Elsom presenting
- A modified plan has been submitted
- Mr Elsom states it will be a max of 300 people.
- In the fall there will be a family function and the next morning there will be breakfast at the event for about 50.
- The overnight camping for the public has been taken of the plans.
- The septic has been updated to accommodate more than 300 people but but the event will only hold 300 people.
- There are 44 spots on the event space (including 4 ADA compliant spots).
- There have been two letters submitted to accommodate the parking off site.
- A letter from Mark Rubinger with property on N Lake Rd. has offered 26 parking spots that can be used for an event.
- A letter from Taksal, LLC with property at the beginning of N Lake Rd. has offered they 30 parking spots that can be used for an event.
- A letter has been received from Chappaqua Transportation that states he can provide transportation to and from the events to the parking areas stated above.
- Water for the temporary food service operation will be imported from a site approved by NYS DOH.
- Water for the bathroom facilities will be obtained from the existing on site well.
- The existing bathroom trailer will be modified as needed to be in compliant for a permanent structure which will contain 4 bathrooms and will have a roof over the top.
- Comments from the public.
- Cathy Abramski would like conformation on the traffic flow of the events.
- Marc Czermerys states that there is parking off site and they traffic will be coming up North Lake Rd.
- Cathy Abramski also wanted to know the limitations on the events and what will the hours of these events be.
- Marc Czermerys states they may have up to 30 events in a year and they will be

- abiding by the noise ordinance of The Town of Hunter.
- Joe Abramski wanted to let the board know that they appreciate the difference this year from last year with the trolley available.
- Cathy Abramski wants to know if the trolley is a private company and wanted to inform everyone that the trolley is turning around on their property and Sean Mahoney will look into this and has provided the owner of the trolley with his contact information.
- No more comments from the public.
- Charles Knopp made a motion to close the public hearing Susan Kukle 2nd 7-0

We will now open the regular monthly meeting.

Approval of the August 1, 2023 Meeting Minutes.

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

OLD BUSINESS

Hunter Foundation Philadelphia Rd Church site plan parcel #181.16-3-6

Elka Park

- Richard Brooks presenting
- Board is reviewing plans
- There will be split rail fencing around the gravesites
- There will be lighting placed on the outside of the church but not on the building itself
- Signage will be placed at the entrance and exit.
- SEQR Part 1 & 2 to be reviewed by board
- Marc Czermerys made a motion to make a Negative Declaration 2nd Susan Kukle 7-0
- Marc Czermerys made a motion to except the site plan on the condition that the 5 parking spots including the food truck be covered permeable material and we are open to an additional light fixture at the ADA entrance as needed for safety purposes. Charles Knopp 2nd 7-0

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

- Presenting Darrin Elsom
- Conversation about parking
- The property on the corner of N Lake Rd and O'Hara Rd is in foreclosure.
- Board is questioning if the property is foreclosed can the owner find other places to park.
- The owner is stating that they have 3 other places they can contact.
- If the owner doesn't have a contract with another prospect they will only use the parking spots they have at the event property and which is 132 people.
- Marc will have to speak to the Town of Hunter attorney to draw up a condition for the parking contracts.
- Site plan needs to have the parking on the other properties specifically on the plan.
- The bathrooms are going to be permanent and will have an ADA ramp.
- SEQR Part 1 & 2 Reviewed by the Board
- Marc Czermerys made a motion for a Negative Declaration Charles Knopp 2nd
7-0

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

- Kendall Lindsay Presenting
- This will be an Air BnB as a registered vehicle and will be moving it every 180 days.
- It will have water and power hook ups but not permanently attached.
- Incinerator toilet will be used.
- Needs to have a permit for a short term rental
- Property needs a path from the parking lot to the Airstream.
- Heating will be a diesel heater which will run off the trailer.
- Solar lights
- Trash will be taken out by the owner.
- No signage will be needed.

- Involved agencies will be DEP, DEC and CEO.
- Penny Spring made a motion to be lead agency. Susan Friedman 2nd
- Charles Knopp made a motion for a public hearing at the next meeting on October 3rd, 2023 Susan Friedman 7-0
- Susan Friedman made a motion for a 239 review 2nd Penny Spring 7-0

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

Haines Falls

- Bruce Femi Presenting
- Mr Femi has been working with the Catskill Watershed Corp to get a grant.
- There was a watercourse that was caused by a neighboring property which created an issue with where the building was being placed.
- Will be submitting the new information to DEC and DEP about the watercourse being worked on.

- Charles Knopp made a motion to close the meeting at 10:00pm
2nd Susan Friedman 7-0

