

**TOWN OF HUNTER PLANNING BOARD  
MEETING MINUTES  
AUGUST 6<sup>TH</sup>, 2024  
DRAFT**

**Board Members Present**

Marc Czermerys  
Aleksandra Smith  
Rose Santiago  
Penny Sikalis-Spring

Susan Kukle  
Charles Knopp  
Susan Friedman  
Joseph Zecca

**Board Members Absent**

Peter Kelly

**Public Present**

David Kukle  
Roy Silver  
David Mercer  
David Baker  
Andrew Horlock  
Eric Vaughn  
Joe Goodwin  
Charles Holz

Matt Murphy  
Max Oppen  
Althena Billias  
Darren Elsom  
T Baker  
Matt Murphy  
Serhiy Yevtushenko

**Zoom Attendees**

Brian Wagner  
Lyudmyla Matyushko  
Charles Testagrossa

**PUBLIC HEARINGS**

**Catskill Mountain Cannabis Site Plan Review parcel #197.0-4-4**

**Elka Park**

-Motion from Charles Knopp to close the public hearing due to incomplete

application Penny Sikalis-Spring 2<sup>nd</sup> 7-0

Marc Czermerys will open the August 6<sup>th</sup>, 2024 meeting.

## **OLD BUSINESS**

### **Cortina Mountain Estates Extension of Conditional Subdivision**

#### **Haines Falls**

- T Baker presenting
- Motion from Penny Sikalis-Spring to approve the 90 day extension until November 5<sup>th</sup>, 2024. Joseph Zecca 2<sup>nd</sup> 7-0

### **Catskill Mountain Cannabis Site Plan Review parcel #197.0-4-4**

#### **Elka Park**

- G Vuillaume presenting
- Closing due to incomplete application

### **Fox Minor Subdivision Review parcel #166.13-1-2 Tannersville**

- A Horlock presenting
- Received a letter of approval from DEP
- Board reviewed Part 1 and 2 of SEQR
- Motion from Susan Friedman for a negative declaration  
Penny Sikalis-Spring 2<sup>nd</sup> 7-0
- Motion from Marc Czermerys to approve the subdivision with the condition the existing building on the back lot be removed before the start of construction of the new building.  
Joseph Zecca 2<sup>nd</sup> 7-0

### **Stone Clove Creek AirBnB and Event Space Site Plan Review parcel #181.00-2-5.2,-10 Hunter**

- B Wagner
- Site plan is 3 houses for Short Term Rentals 1 two bedroom 1 four bedroom 1 five bedroom
- Tent for events will be placed on the other side of the property

- Capacity for the event space will be 80 people
- Parking is within the requirements.
- Applicant is working on a new raised bed septic system

**Springwell Manor Modular Home site Plan Sketch Review  
parcel #166.00-5-17**

- F Alessandrini presenting
- Applicant Withdrawn

**Moutsinas/Redlinski Lot Line Adjustment Sketch Review  
Parcel #206.03-4-1, 216.01-4-1 Lanesville**

- C Holz presenting
- Type II action under SEQR
- Board reviewed the final maps
  - Motion from Penny Sikalis-Spring to approve the lot line adjustment as presented 2<sup>nd</sup> Susan Friedman 7-0

**Hunter Hills Solar, LLC sketch Site Plan Review parcel #166.00-4-20  
Tannersville**

- S Alessandrini presenting
- Closing, no new application and variance request denied by the Town Board

**Haines Falls Fire District Sketch Site Plan Review parcel #166.19-1-24  
Haines Falls**

- B Feml presenting
- Application withdrawn

**215 North Lake Rd Minor Subdivision parcel #167.17-2-5  
Haines Falls**

- S Yeviushenko presenting
- This project is a one acre lot and the applicant would like to place a tiny home on one side of the property.
- The property also has 2 existing septic systems, one for the main house and one for the tiny home.
- Board received a letter from Jeffery Fromer that the leach field is

appropriate for the new building.

- Motion from Penny Sikalis-Spring to hold a public hearing on the September 3<sup>rd</sup>, 2024 meeting. Joseph Zecca 2<sup>nd</sup> 7-0

### **Reale Multi Family Site Plan Sketch Review parcel #167.00-7-5**

- Ernest Reale presenting
- Application on hold, incomplete

## **New Business**

### **Hemlock Hospitality Sketch Site Plan parcel # 208.00-1-4 Elka Park**

- M Murphy presenting
- This property is on Mink Hollow Rd
- Purchased a 16 acre parcel to build prefab villas for short term rentals
- This plan was approved by DEP
- Villas will be built off site and transported to site.
- There will be 4 buildings at 500 Sq Ft and 800 Sq Ft. w/one bedroom
- Occupancy will be 2 persons in the 500 and 4 persons in the 800
- Applicant will be updating plans for the next meeting.

### **Ukroatian Mountain Kucha II LLC STR Site Plan Sketch Review Parcel #181.11-1-15**

- L Matyushko presenting
- This project is for a Short Term Rental
- This is an existing 2 family home on Baker Court Drive
- 3 bedrooms upstairs and 3 bedrooms downstairs
- Motion from Penny Sikalis-Spring to declare lead agency  
Joseph Zecca 2<sup>nd</sup> 7-0
- Motion from Susan Friedman to submit for a 239 Penny Sikalis-Spring 2<sup>nd</sup> 7-0
- Motion from Marc Czermerys to hold a Public Hearing on the  
September 3<sup>rd</sup>, 2024 meeting Joseph Zecca 2<sup>nd</sup> 7-0

### **Orbex, LLC Minor Subdivision Sketch Review Tannersville**

- M Seligman presenting

- This project is a minor subdivision of 2 lots into 3 lots.
- All 3 lots will have road access
- Motion from Penny Sikalis-Spring to declare lead agency  
Charles Knopp 2<sup>nd</sup> 7-0
- Motion from Aleksandra Smith to submit for a Greene County 239  
2<sup>nd</sup> Penny Sikalis-Spring 7-0
- Motion from Susan Friedman to hold Public Hearing at the September 3<sup>rd</sup>,  
2024 meeting 2<sup>nd</sup> Aleksandra Smith 7-0

Public be Heard E Vaughn made a preliminary presentation on a subdivision he will be presenting in the near future located behind Scribner Hollow resort.

Motion from Susan Kule to close the meeting Charles Knopp 2<sup>nd</sup> 7-0