

**TOWN OF HUNTER PLANNING BOARD
MEETING MINUTES**

June 4TH, 2024

DRAFT

Board Members Present

Marc Czermerys
Susan Kukle
Susan Friedman
Charles Knopp
Peter Kelly

Absent Members

Penny Sikalas-Spring
Jospeh Zecca
Aleksandra Smith

Zoom Attendees

Rose Santiago
Charles Testagrossa
Kathleen Ebbers

Public Present

Ernest Reale
Bruce Feml
Mara Lehmann
Larry Tompkins
Alina Yeutushenko
Serhiy Yeutushenko
Brenda Lucente
Michael Lucente
Daryl Mercer

Anthony Coiro
Donna Yespa
Max Oppen
Althena Billias
Sean Mahoney
Andrea Morabito
David Kukle
Marcia Johnson
Craig Bates

PUBLIC HEARINGS

Catskill Mountain Cannabis site Plan Review Parsel #197.0-4-4

Elka Park

TABLED-awaiting more information

-Motion from Susan Kukle to hold Public Hearing open until

July 2, 2024 meeting 2nd Susan Friedman 5-0

Haines Falls Fire District Site Plan Review Parcel #166.19-1-24

Tannersville

- This project is to build a new fire house at the intersection of 23A and Route 25.
- The new vehicles do not fit in the existing fire house so a new one is needed.
- A small portion of the park will be used with the building being situated behind the gazebo.
- Mara Lemann would like to know who owns the property where the building will be placed. Bruce Feml states the Haines Falls Fire District owns the property.
- Donna Yespa states she would have bought the land had she known it was for sale. Her main concern is the traffic, the noise and the potential accidents. Ms Yespa also states there should be a traffic study conducted.
- Anthony Coiro states he would like to know how and when the land purchased.
- Mr Coiro is also concerned about this building being in the middle of a residential area.
- Marc Czermerys states that the Fire District owns the property and

any concerns that someone might have about the purchase must be directed to the Fire District.

- Michael Ebbers would like to know if the Planning Board can override the desires of the Fire Department based on zoning and planning ordinances.
- Marc Czermerys states our town does not have zoning.
- Mr Ebbers would like to know if the siren will be moved to the new location.
- Marc Czermerys states as of now the siren will be moved.
- Andrea Morabito states there should be no need for a siren when all the fire department members have radios and is also concerned about the traffic and accidents from the traffic already coming and going from Stewart's Market.
- A person from the community would like to know why the fire department can't build a new building on the existing site.
- Marc Czermerys explains DEP states there are wetlands behind the existing fire house and a new building could not be built there.
- Greg Tarrazi would like to know if the building will be air conditioning and heating.
- Bruce Feml states there will be heating.
- Greg Tarrazi would like to know if there will be fuel stored on the new location.
- Bruce Feml states no fuel will be stored.
- Mara Lemann would like to know why there is a parking lot on the opposite side of the building as an entrance to 23A.
- Marc Czermerys explained that it is a parking lot for the fireman to park.
- Kathleen Ebbers wants to know about the drainage around the location.
- Marc Czermerys will discuss the drainage in the regular

meeting.

- Athena Billias would like to let the board know that we need zoning.
- A member of the community wanted to know if any other sites have been looked at to build this new building and what is involved in making the decision to pass this project.
- Marc Czermerys states the HF Fire Department owns the land so it made sense for them to use it. He also states that there is a process the board must go through before making any decision on this project.
- Sean Mahoney explained the Town of Hunter and the other communities would like to have one location for all the fire departments. But it does take time.
- Mara Lemann would like to know if the fire department is going to replace the trees that will be removed with a visual barrier between the building and the park.
- Marc Czermerys states that can be done.
- Motion from Charles Knopp hold the public hearing open until the July 2nd, 2024 meeting. 2nd Susan Kukle

Approval of April 2nd, 2024 and May 7th, 2024 Meeting Minutes

- Motion from Charles Knopp to approve the April and May 2024 meeting minutes 2nd Susan Friedman 5-0

OLD BUSINESS

Catskill Mountain Cannabis Site Plan Review Parcel #197.0-4-4

Elka Park

-G Vuillaume presenting

-**TABLED** due to incomplete application

Applicant is still reviewing what the long term project will be.

Fox Minor Subdivision Review Parcel # 166.13-1-2 Tannersville

-D Elsom presenting

-**TABLED**-awaiting DEP resolution about the second lot.

Stone Clove Creek Air BnB and Event Space Site Plan Review

Parcel 181.00-2-5.2, -10 Hunter

-J Dugo presenting

TABLED-Applicant is still working on the plan for a septic system.

Springwell Manor Modular Home Site Plan Sketch Review

Parcel # 166.00-5-17 Tannersville

-F Alessandrini presenting

TABLED-Due to an illness.

Moutsinas/Redlinski Lot Line Adjustment Sketch Review

Parcel #206.03-4-1, 216.01-4-1 Lanesville

-G Harvey presenting

-**TABLED**-awaiting complete final maps

Hunter Hills Solar, LLC sketch Site Plan Review

Parcel #166.00-4-20 Tannersville

- S Alessandrini presenting
- TABLED**-awaiting Town Board action

Haines Falls Fire District Sketch Site Plan Review

Parcel #166.19-1-24

- B Feml presenting
- DEP sent a letter requesting the applicant do a more thorough review of the placement of the building .
- Assessing whether there are any wetlands
- Marc Czermerys recommends that the applicant contact DEP and walk the property to check for any problems.
- Marc Czermerys would like the applicant to show on the plans any visual buffer between the park and the fire department building.
- Susan Friedman states that the traffic flow is something that should be considered in the planning of this project.
- A member of the community suggested that a traffic light be placed at the intersection
- Marc Czermerys states that a traffic light would be on a state Highway so the Town of Hunter Board would have to request DOT for that to be done.
- Larry Tompkins states that the traffic flow is a very important part of this project.
- Marc Czermerys would like to know if the fire department needs the siren to be moved or can it stay where it is.
- The applicant states he can bring up the matter with he fire department members and the board.

-The applicant states the existing building will be sold.

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

Haines Falls

-S Yeviusenko 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.

-Motion from Peter Kelly to be lead agency 2nd Susan Friedman 5-0

-Motion from Charles Knopp to submit for a 239 review

2nd Susan Friedman 5-0

Northgate Commons, LLC Lot Line Adjustment

parcel #164.00-2- through 164.00-2-55

-G Lubow presenting

Plans need to be re-signed

-Motion from Peter Kelly to re-sign the plans 2nd Susan Kukul 5-0

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

-E Reali presenting

-This project is renovating a 4 bedroom home into two 1 bedroom apartments and the garage into an ADU.

-The ADU will be done first.

-The map also has a proposed mini barn added to the property.

- This property has an existing driveway and parking is adequate.

-Motion from Susan Kukul to declare lead agency 2nd Charles Knopp

5-0

Motion from Peter Kelly to close the planning board meeting

2nd Charles Knopp 5-0