

**TOWN OF HUNTER PLANNING BOARD**  
**MEETING MINUTES**  
**September 3<sup>rd</sup> , 2024**  
**DRAFT**

**Board Members Present**

Marc Czermerys  
Aleksandra Smith  
Rose Santiago  
Penny Sikalis-Spring  
Peter Kelly

Susan Kukle  
Charles Knopp  
Susan Friedman  
Joseph Zecca

**Public Present**

Martin Murin  
Jessica Ellis  
Brian Wagner  
Taylor Baker  
Robert Janiszewski  
Wesley Thorington  
Fran Hoose  
Patricia Brooks  
Richard Brooks  
Serhiy Yevtushenko

Marvin Seligman  
Simon Richtman  
Hannah Richtman  
Kathy Boody  
Gleason Truesdell  
Kyle Wojno  
Dave Josefson  
David Kukle  
Adrienne Piren

## **PUBLIC HEARINGS**

### **Stoney Glove Creek Air BnB and Event Space Site Plan Review parcel #181.00-2-5.2, -10 Hunter**

- B Wagner presenting
- This project is an Air BnB and event space.
- Three buildings will be used for Air BnB guests
- A tent will be used for the events.
- Weekends only and will be within the noise ordinance.
- Parking will be for 80 people.
- No public comments
- Motion from Susan Kukle to close the Public Hearing

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

### **215 North Lake Road Minor Subdivision, parcel #167-.17-2-5 Haines Falls**

- S Yevtushenko presenting
- Applicant will be removing a small trailer and replacing it with a tiny home.
- Already has an existing septic
- No public comments
- Motion from Penny Sikalis-Spring to close the public hearing

Susan Friedman  
2<sup>nd</sup> 7-0

### **Ukroztion Mountain Kucha II LLC STR Site Plan Review parcel #181.11-1-15 Hunter**

- L Matyushko presenting
- This is an existing 6 bedroom unit for STR purposes.
- They are required to come for a site plan review because of the size.
- Kathy Booty wanted to know what exactly the site plan is for.
- Marc Czermerys explained the STR law.
- No other public comments
- Motion from Charles Knopp to close the public hearing Joseph Zecca 2<sup>nd</sup> 7-0

**Orbex, LLC Minor Subdivision, parcel #182.00-1-33 Tannersville**

- Patricia Brooks presenting
- This is a 3 lot subdivision Lot #1 Residential Lot #2 Buffer Lot #3 is being retained by Mr Seligman
- Martain Murin exactly where the property is.
- Patricia Brooks explained where the parcel is located.
- Jessica Ellis wanted to know if this will affect the bike path.
- Patricia Brooks stated no it will not.
- No other public comments.
- Motion from Susan Kukle to close the public hearing Peter Kelly 2<sup>nd</sup> 7-0

**Marc Czermerys will open the September 2<sup>nd</sup>, 2024 Planning Board Meeting.**

**Motion from Susan Kukle from to approve the August 6<sup>th</sup>, 2024 minutes  
Aleksandra Smith 2<sup>nd</sup> 7-0**

**OLD BUSINESS**

**Stoney Clove Creek Air BnB and Event Space Site Plan parcel #181.00-2-2  
Hunter**

- B Wagner presenting
- DEP is working with the applicant on the septic systems for the houses.
- Part one is STR with the 3 houses and the other part is the event space.
- Parking is more than ample that is required for the houses.
- Additional parking is on the map for the events.
- Lighting will only be active when there is an event.
- Susan Kukle wanted to know if there were going to be any signs.
- Marc Czermerys stated there will be no signage will be needed.
- SEQR Part 1 and Part 2 reviewed by board.
- Motion from Susan Kukle for a negative declaration

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

2<sup>nd</sup> 7-0

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

- S Yevtushenko presenting
- Applicant will be replacing a single wide trailer with a tiny home.
- Existing gravel driveway on the property
- This tiny home will be used as a STR.
- There is an electric pole for this building that Central Hudson has installed.
- SEQR Part 1 and Part 2 reviewed by the board
- Motion from Penny Sikalis-Spring for a negative declaration  
Joseph Zecca 2<sup>nd</sup> 7-0
- Motion from Aleksandra Smith to approve the subdivision as presented.  
Charles Knopp 2<sup>nd</sup> 7-0

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

- M Murphy presenting
- TABLED**-working with engineer on requested updates

**Ukroatian Mountain Kucha II, LLC STR Site Plan Sketch Review  
parcel #181.11-1-15 Town of Hunter**

- L Matyushko presenting
- This STR is being rented as a one family home.
- The parking for 6 vehicles is sufficient for the building.
- The building inspector will be doing a fire inspection.
- Susan Friedman asked if there is a plan for keeping garbage contained.
- The tenants will put the garbage in a locked garage and the garbage pick up will go into the garage to retrieve the garbage on Mondays.
- Marc Czermerys wanted to know if there is someone close by their STR that can be available to attend to any problems that might arise.
- The applicant stated that they have a caretaker that is only 20 minutes away and cameras on the property .
- SEQR Part 1 and Part 2 review from the board
- Motion from Joseph Zecca for a negative declaration Charles Knopp 2<sup>nd</sup> 7-0
- Motion from Susan Kukle to approve the STR site plan as presented  
Penny Sikalis-Spring 2<sup>nd</sup> 7-0

**Orbex, LLC Minor Subdivision Review parcel #182.00-1-33 Tannersville**

- P Brooks presenting
- This is a 3 lot subdivision project.
- SEQR Part 1 and Part 2 review by the board.
- Motion from Aleksandra Smith for a negative declaration  
Charles Knopp 2<sup>nd</sup> 7-0
- Motion from Marc Czermerys to conditionally approve the three lot subdivision as presented with the condition that a new map will show the 100 foot delineations for the wetlands.

**Williams Lumber Sketch Site Plan Review parcel #182.00-1-33 Tannersville**

- B Utter presenting
- This project is constructing a pole barn to store items inside that were being stored outside on racks
- The existing racks will be taken down and the building will be placed where the racks are currently.
- Building will be put on the existing gravel base.
- Lighting will be on the building
- Motion from Peter Kelly to declare lead agency Penny Sikalis-Spring 2<sup>nd</sup> 7-0
- Motion from Susan Kukle for a 239 review Charles Knopp 2<sup>nd</sup> 7-0
- Motion from Charles Knopp for a public hearing at the next meeting on October 1<sup>st</sup>, 2024 Aleksandra Smith 2<sup>nd</sup> 7-0

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

- E Reale presenting
- Application on hold, incomplete

## **NEW BUSINESS**

### **The Break Estate Sketch Site Plan Review parcel #182.00-4-4, 182.00-5-1**

#### **Elka Park**

- H Richtman presenting
- The project is renovating a property in Elka Park for an event space year round
- No land adjustment will be done
- 60 people inside and 150 people outside
- A commercial kitchen will be needed
- Parking is for 80 spots
- Lighting plan will be done
- Motion from Peter Kelly to declare lead agency Susan Kukle 2<sup>nd</sup> 7-0

### **Thorington Ground Mount Solar Sketch Plan parcel #209..00-1-31**

#### **Elka Park**

- Kyle Wojno presenting
- This is a ground mounted solar for residential only
- The location is in the back of the home.
- Motion from Charles Knopp to declare lead agency Penny Sikilas-Spring 2<sup>nd</sup>  
7-0
- Motion from Penny Sikilas-Spring to hold a public hearing at the next meeting  
on October 2<sup>nd</sup>, 2024 Peter Kelly 2<sup>nd</sup> 7-0
- Motion from Susan Kukle to close the meeting Joseph Zecca 2<sup>nd</sup> 7-0