

**TOWN OF HUNTER PLANNING BOARD**  
**MEETING MINUTES**  
**October 1<sup>st</sup>, 2024**  
**DRAFT**

**Board Members Present**

Marc Czermerys  
Aleksandra Smith  
Rose Santiago  
Penny Sikalis  
Peter Kelly

Susan Kukle  
Charles Knopp  
Susan Friedman  
Joseph Zecca

**Public Present**

David Van Aepelen  
Bruce Utter  
Matt Murphy  
Gleason Truesdell  
Sharon Snow  
John Sharkey  
Reed Rubey  
Max Oppen  
David Kukle

Wesley Thorington  
Richard LaPresti  
Kyle Wojno  
Hannah Richtman  
Simon Richtman  
Ernie Reale  
Sean Mahoney  
Robert Janiszewski

## **PUBLIC HEARINGS**

### **Williams Lumber Sketch Site Plan Review, parcel #181.00-6-3 Tannersville**

#### **-G Truesdell presenting**

- This project is to remove some storage racks and replace them with a new warehouse the measures 70x40 feet.
- There will be no addition outside lighting.
- Richard Lapreski would like to know how high the building will be.
- Applicant states it will be 25 feet high
- Motion from Susan Kukle to close the public hearing Penny Sikalis 2<sup>nd</sup> 7-0

### **Thorington Ground Mount Solar Sketch Site Plan Review**

#### **parcel#209.00-1-31 Elka Park**

#### **-K Wojno**

- Proposing a residential ground solar system consisting of a system size of 7.36 KW with 16 460 watt panels with will cover 332.3 square feet.
- The panels will be place in the rear of the home not visible to any neighbors.
- No comments from the public
- Motion from Peter Kelly to close the public hearing Charles Knopp 2<sup>nd</sup> 7-0

### **Pledge of Allegiance**

Motion from Susan Kukle to approve the September 3<sup>rd</sup>, 2024 minutes  
2<sup>nd</sup> Penny Sikalis 7-0

## **OLD BUSINESS**

### **Stoney Clove Creek Air BnB and Event Space Site Plan Review**

#### **parcel #181.00-2-5.2,-10**

##### **-B Wagner presenting**

- Applicant could not attend the meeting but did send updated maps.
- The septic plan was approved.
- Motion from Marc Czermerys to accept the site plan as presented w/approval on condition that the parking spaces will only be parked on the left side of the driveway. Charles Knopp 2<sup>nd</sup> 7-0

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

#### **M Murphy presenting**

- Updated maps have been presented to the board
- Applicant is building 6 small prefab villas for short term rental.
- The villas will be built off site and transported to the site.
- Lighting will be on all units.
- Motion from Penny Sikalis to hold a public meeting at the November 6<sup>th</sup>, 2024 meeting Peter Kelly 2<sup>nd</sup> 7-0

### **Williams Lumber Sketch Site Plan Review, parcel #181.00-6-3 Tannersville**

#### **G Truesdell presenting**

- Building a warehouse to store extra products.
- DEC does not require anything for their office.
- DEP does not require a review
- Sharon Snow would like to know if the building will be the same style as the one on the property now.
- Marc Czermerys states yes it will be the same.
- SEQR Part 1 and Part 2 reviewed by the board.
- Motion from Penny Sikalis for a negative declaration Joe Zecca 2<sup>nd</sup> 7-0
- Motion from Joe Zecca to approve the site plan Susan Kukle 2<sup>nd</sup> 7-0

**The Break Estate Sketch Site Plan Review, parcel #182.00-4-4, 166.17-1-4**

**Elka Park**

**Hannah Richtman presenting**

- Wedding and event space at maximum capacity 150
- Update plans have been presented to the board
- Transportation would be a trolley if possible
- Tent for events will have lighting
- The house does have a generator.
- 3 events per month
- Applicant will be staying within the 10 pm noise ordinance
- Bear proof dumpster will be provided
- No accommodations will be provided
- David Kukle wanted to know if there will be separate tent for food.
- Applicant states they will be renovating the kitchen to a commercial kitchen and using that for events
- Main building will have 3 bathrooms
- Motion from Susan Kukle to hold a public hearing at the November 6<sup>th</sup>, 2024 meeting Penny Sikalis 2<sup>nd</sup> 7-0

**Thorington Ground Mount Solar Sketch Site Plan Review**

**parcel #209.00-1-31 Elka Park**

**K Wojno presenting**

- This is a project to install a ground mounted solar system
- This will be placed behind the home and will not be seen from the road.
- SEQR will be review at the next meeting

## **NEW BUSINESS**

### **HTCSD/Hunter Foundation Lot Line Adjustment, parcel #166.17-4-4 166.17-1-4, 166.17-4-3 Tannersville**

#### **J Sharkey presenting**

- This project is a lot line adjustment
- This is a type 2 action under SEQR
- HTCSD will be purchasing land from the Hunter Foundation.
- The purpose for the purchase is to build a new gymnasium.
- Motion from Charles Knopp to approve the Lot Line Adjustment as presented  
Susan Kukle 2<sup>nd</sup> 7-0

### **Kaaterskill Clove, LLC STR Site Plan Review, parcel #182.08-1-17**

#### **E Reale presenting**

- This is an existing short term rental needing a permit per the STR law.
- 3 buildings on this site, a storage building and a 2 family home with year round tenants
- The main building is the STR with 6 bedroom and can accommodate 14 people
- Garbage will be taken to the transfer station. There will not be any dumpsters on the property.
- Parking is sufficient.
- All lighting is dark sky.
- No signage would be needed.
- Motion from Penny Sikalis to be lead agency Aleksandra Smith 2<sup>nd</sup> 7-0
- Motion from Joe Zecca to hold a public hearing at the November 6<sup>th</sup>, 2024 meeting Penny Sikalis 2<sup>nd</sup> 7-0

### **Vacay, LLC STR Site Plan Review, parcel #164.09-7-2 Hunter**

#### **K Kostov presenting**

- This is an existing short term rental needing a permit per the STR law.
- Building has 7 bedroom

- No weddings or events
- Bear proof dumpster on premises
- There is a caretaker within a few miles away.
- This property is on the Village of Hunter water and sewage system.
- The building is not in the village of Hunter, but part of lot is.
- Parking is sufficient with 7 parking spaces.
- Motion from Peter Kelly to be lead agency Charles Knopp 2<sup>nd</sup> 7-0
- Motion from Susan Kukle to hold a public hearing at the November 6<sup>th</sup>, 2024 Meeting Penny Sikalis 2<sup>nd</sup> 7-0

**Public be heard-No public comments**

Motion from Susan Kukle to close the planning meeting Peter Kelly 2<sup>nd</sup> 7-0