

**TOWN OF HUNTER PLANNING BOARD
MEETING MINUTES
DECEMBER 3RD, 2024**

Board Members Present

Marc Czermerys
Penny Sikalis
Aleksandra Smith
Joseph Zecca
Susan Kukle
Peter Kelly
Rose Santiago

Zoom Attendees

Ilana Marcus
James Marcus
James Magnuski
Noah
Susan Friedman

Public Present

Marquis Williams
Daryl Mercer
G. Elbaz
R Brooks

Jon Kosich, Esq
Reed Rubey
Sean Mahoney

PUBLIC HEARINGS

Pederson Minor Subdivision parcel #166.00-5-10.1 Haines Falls

- R Brooks presenting
- This project is a 3 lot residential subdivision with a 56 acre parcel
- Lot 1 with 3 acres, lot 2 with 6.8 acres and the remaining acreage of 46.6.
- This property has access on Route 25 with an existing driveway
- No comments
- Motion from Susan Kukle to close the public hearing Joseph Zecca 2nd 7-0

Marc Czermerys would like to open the meeting at 6:35 pm with the Pledge of Allegiance and member roll.

Motion from Penny Sikalis to approve the November 6th, 2024 minutes with corrections. Susan Kukle 2nd 7-0

OLD BUSINESS

The Break Estate Sketch Site Plan Review parcel # 182.00-4-4, 182.00-5-1 Elka Park TABLED-waiting updated information from applicant

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

- Jon Kosich, Esq presenting
- The board received a letter from the applicant stating he authorized Mr Kosich to represent him.
- The letter states he has had the dumpster removed permanently from the property and garbage will be taken care of by the staff
- He states he has proposed a new parking plan with ample space for any emergency vehicles and have an agreement with a local home improvement company to remove the docks from the lake.
- The deed restrictions will have to be taken up by the neighbors and would not be an issue for the Planning Board per the Town of Hunter Attorney.
- There is nothing in the deed that would not let this proposal to be approved.
- Board reviewing SEQR part 1 and part 2
- Motion from Joseph Zecca for a negative declaration Peter Kelly 2nd 7-0
- Motion by Marc Czermerys to approve Vacay, LLC with conditions that no dumpster will be place on the property, only 2 cars in the front loop and 5 plus cars on the side of the property, no parking along Pine Lane or in the front yard, correct the advertising including no event space and the applicant must maintain the permit and follow Town of Hunter laws as pertains to the Site Plan, Short Term Rentals, and Noise Ordinances.

Charles Knopp 2nd 7-0

Pederson Minor Subdivision parcel #166.00-5-10.1 Haines Falls

- R Brooks presenting
- Subdivision for 3 parcels
- Response from DEP that soil testing should be done before any septic is done
- No response from DEC.
- Will return next month for SEQR.

NEW BUSINESS

Belth D'Amboise Lot Line Adjustment , parcel #181.00-3-16, 165.00-1-25

Hunter

- G Elbaz presenting
- D'amboise will be transferring 5 acres to the Belth lot
- Motion from Penny Sikalis to approve the lot line adjustment
2nd Joseph Zecca 7-0

94 Brookside Dr STR Site Plan, parcel #166.17-6-15 Tannersville

-M Williams presenting

- This is an existing short term rental applying for a permit
- Motion from Penny Sikalis to declare lead agency Susan Kukle 2nd 7-0
- Motion from Charles Knopp to submit 239 review 2nd Penny Sikalis 7-0
- This property is on the Village of Tannersville border, they will need to be included in SEQR.
- This property has 7 bedrooms
- Applicant states he can have some cars parked on the other side of the home to be compliant with the parking plan.
- Motion from Susan Kukle to hold a public hearing on the January 7th meeting. 2nd Penny Sikalis 7-0

Public to be Heard

No Comments

Motion from Penny Sikalis to close the Planning Board meeting

2nd Susan Kukle 7-0