

TOWN OF HUNTER PLANNING BOARD
MEETING MINUTES
JANUARY 7TH, 2025

Board Members Present

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

Zoom Attendees

Sharvil Patel
Justin Gamero
Sean Mahoney

Public Present

Richard Brooks
Brandon Knoll
Erika Palmer-Knoll
Reed Rubey
David Kukle

PUBLIC HEARINGS

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

- This property requires a STR site plan as per the STR law.
- The applicant is not present.
- Applicant has presented an updated parking map.
- The property is a 7-bedroom home.
- Rose Santiago states that the applicant has applied for a permit for a 5 bedroom
- Marc Czermerys will email the applicant to see if he has configured the home to be a 5 bedroom instead of 7 bedrooms.
- Motion from Penny Sikalis to close the public hearing. 2nd Joseph Zecca 6-0

Pledge of Allegiance

Member Roll

Oaths of Office

- a. Susan Friedman, Planning Board Member for a term 01/01/2025-12/31/2025
- b. Rose Santiago, Planning Board Alternate for a term 01/01/2025-12/31/2025

Motion from Penny Sikalis to approve the December 3rd, 2024 Planning Board Minutes 2nd Susan Kukle 7-0

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

- R Brooks presenting
- DEC and DEP response letters have been received
- SEQR part 1 and part 2 reviewed by board
- Motion from Joseph Zecca for a negative declaration 2nd Penny Sikalis 7-0
- Motion from Susan Kukle to approve the subdivision as presented
2nd Penny Sikalis 7-0

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

- M Williams presenting
- TABLED- more information is needed**

NEW BUSINESS

104 Hunter Lane STR site plan parcel #163.00-3-18 Hunter

- S Patel presenting
- This application is for a Short-Term Rental per STR Law.
- Motion from Penny Sikalis to be lead agency 2nd Susan Kukle 7-0
- Motion from Susan Kukle to request a 239-review 2nd Penny Sikalis 7-0
- Motion from Marc Czermerys to hold a public hearing at the February 4th, 2025 meeting. 2nd Susan Kukle 7-0

- This is a one family home with 7 bedrooms.
- The parking plan needs to be updated where all vehicles can individually leave without disrupting the other vehicles.
- This property has village water and onsite septic.
- Garbage will be taken by the cleaning company. No dumpster will be needed.
- No comments or concerns.

Public be heard.

Brandon Knoll wanted to know if there is any update on the site plan for The Break Estate.

Marc Czermerys explains the project is on hold for now with the applicants working on a septic system to ensure it is up to standards to accommodate an event space. Marc states he will update everyone as information is gathered.

Motion from Penny Sikalis to adjourn the meeting 2nd Susan Kukle 7-0.