

MEETING MINUTES
FEBRUARY 4TH, 2025

Board Members Present

Marc Czermerys
Penny Sikalis
Rose Santiago
Aleksandra Smith
Joseph Zecca
Susan Kukle
Charlie Knopp (Zoom)

Zoom Attendees

Sharvil Patel
Taylor Baker
Glenda Paulenoff
Taylor Baker

Public Present

Jason Marcus
Erika Knoll
Brandon Knoll
David Kukle
Reed Rubey
Daryl Mercer
Charles Gottlieb

PUBLIC HEARINGS

104 Hunter Lane STR Site Plan parcel #163.00-8 Hunter

- J Gamero presenting
- Mr. Gamero and his business partner are applying for an STR permit per Town of Hunter Short Term Rental law.
- The house has 7 bedrooms and will accommodate 7 vehicles in the driveway.
- Glenda Paulenoff states she lives across the street from the Air BnB and it has been noisy and there has been garbage outside.
- She also states that she would like to have the applicant to abide by the

laws of the STR.

- Marc Czermerys states that the quiet hours are 10pm and she can call the number on the Town of Hunter website to make a complaint which will let the owner know of the issue and it can be corrected as soon as possible. Any other problems needing immediate action the police can be called.
- Mr. Patel is on Zoom and explains that the tenants have instructions in the booking and he does know that the quiet time is 10pm. The garbage should be left inside and the cleaning company will take it. He states using the number on the website is a great way for communicating the information to him.
- Motion from Peter Kelly to close the public hearing 2nd Penny Sikalis 7-0

Marc Czermerys will open the February 4th, 2025 Planning Meeting.

Pledge of Allegiance

Member Roll

Oaths of Office

Peter Kelly, Planning Board Member for a term of 01/01/2025-12/31/2030

Motion from Penny Sikalis to approve January 7th, 2025 minutes

2nd Rose Santiago 7-0

OLD BUSINESS

Cortina Mountain Estates extension of Conditional Subdivision Approval and Site Plan Approval Haines Falls

- Charles Gottlieb presenting
- The reason for the extension is the applicant still has permits that must be approved by DEC and DEP.
- Motion from Marc Czermerys to extend the site plan for one year until February 4th, 2026 meeting. 2nd Charles Knopp 7-0

- Motion from Joseph Zecca to extend the conditional approval of the subdivision for 90 days until May 6th, 2025, second Susan Kukle 7-0.

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

- J Gamero presenting
- New parking plan was presented
- SEQR part 1 and 2 reviewed by the board
- Motion from Penny Sikalis for a Negative Declaration 2nd Susan Kukle 7-0
- Motion from Marc Czermerys to conditionally approve the site plan on the conditions that the applicant maintain the trash and store it indoors, that only 7 vehicles are allowed as stated in the parking plan and the septic system is designed, approved and installed to handle 7 bedrooms.

2nd Penny Sikalis 7-0

NEW BUISNESS

Nat's Mountain House Site Plan Modification parcel #181.07-3-2

- J Marcus presenting
- Hotel Lilian will be taking over Nat's Mountain House and renovating it into an event space and wedding venue.
- This site plan is to modify the parking to allow both properties access to The Hotel Lilian parking lot.
- Signage would be The Lodge at Hotel Lillian.
- The upstairs apartments are being renovated to be a bridal suite for the wedding party to prepare before the wedding.
- There are four bedrooms and four baths upstairs.
- Motion from Susan Kukle to approve the modification to allow parking from Nat's event space to have access to Hotel Lilian parking space.

2nd Joseph Zecca 7-0

**95 Terns Road Lot Line Adjustment parcel #182.07-4-26, 182.07-4-32
Haines Falls**

- Kaaterskill Associates presenting
- This site plan is a lot line adjustment is to convey 0.25 acres from

182.07-4-26 to 182.07-4-32.

-The Board reviewed the maps and made recommendations about updating the maps for the next meeting.

Public Be Heard

-Brandon Knoll would like to know of any updates on the site plan
For The Break Estate on Clum Hill Road.

-Marc Czermerys states he has a meeting on Thursday with the surveyor that is working with the engineer and will have updates.

-Motion from Penny Sikalis to close the meeting 2nd Aleksandra Smith 7-0