TOWN OF HUNTER PLANNING BOARD
MEETING MINUTES
MARCH 4TH, 2025

Board Members Present	***Public Present***	***Zoom Attendees***
Marc Czermerys	Uldis Silgailis	Charlie Knopp
Joseph Zecca	Robert Cox	
Penny Sikalis	John Valachovic	
Aleksandra Smith	Christine Cox	
Rose Santiago	Erika Knoll	
	Brandon Knoll	
	David Kukle	
	David West	
	David Schneider	

Members Absent
Susan Kukle
Peter Kelly
Susan Friedman

Pledge of Allegiance

Motion from Penny Sikalis to approve the February 4th, 2025 minutes
2nd Aleksandra Smith 6-0

OLD BUSINESS

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

-Kaaterskill Associates presenting
-Updated maps have been presented for the lot line adjustment
-No SEQR review is required
-Motion from Joseph Zecca to approve the lot land adjustment as presented

2nd Penny Sikalis 6-0

NEW BUSINESS

141 Brookside Drive Short Term Rental parcel #166.17-6-4 Tannersville

-D West presenting
-This property is a two family STR which can be rented separately or together.
-This home has 7 bedrooms
-No changes to the outside structure
-A swimming pool is on the property
-Septic and well on property
-Parking is gravel with 8 spaces
-Dumpster will be metal bear proof
-Involved agencies will be DEC and DEP
-Motion from Penny Sikalis to declare for lead agency 2nd Joe Zecca 6-0
-Motion from Aleksandra Smtih to submit a 239-review 2nd Penny Sikalis 6-0
-Motion from Joseph Zecca to hold a public hearing on April 1st, 2025 at 6:30 PM 2nd Penny Sikalis 6-0

1749 Route 14 Short Term Rental parcel #206.00-3-12.2 Lanesville

-D Schneider presenting
-This property will be used for STR
-Property is 2800 SF
-7 Bedrooms and 5 ½ baths
-Gravel driveway w/7 parking spaces
-Occupancy of 14 adults
-No self-check in
-Fire ladders on upper floors
-Garbage will be in the garage until it is picked up by the owner at check out
-Attached cottage w/two bedroom not rented with the main house
-Involved agencies are DEC and DEP

-Motion from Aleksandra Smith to declare for lead agency
2nd Joseph Zecca 6-0
-Motion from Penny Sikalis to submit a 239-review 2nd Joseph Zecca 6-0
-Motion from Joseph Zecca to hold a public hearing on April 1st, 2025 at 6:30 PM 2nd Aleksandra Smith 6-0

Kopans Garage Site Plan Modification parcel #196.00-3-4 Elka Park

-Udis Silgailis presenting
-This is a site plan modification on a garage being constructed on the property
-The property where the original garage was going to be not sufficient.
-Garage is being used for lawn equipment and gas storage.
-This garage will be smaller but a two story in the same area. 39 x 50 SF
-Only electricity in the building. No plumbing.
-Motion from Penny Sikalis to approve the modification 2nd Aleksandra Smith 6-0

Public to be Heard

-Brandon Knoll would like to know about any updates to The Break Estate Event Space.
-Marc Czermerys states the applicant for The Break Estate will be at the April 1st, 2025 meeting with updates on their project.
-Brandon wanted to know about constructing a garage on his own property.
-Marc Czermerys explained he needed to speak with the building department.

Motion from Penny Sikalis to close the planning meeting 2nd Joseph Zecca. 6-0