

***Town of Hunter Planning Board
Meeting Minutes
April 1st, 2025***

Board Members Present

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

Absent Member

Charles Knopp

Zoom Attendees

Susan Friedman

Public Present

Frederick Fromer
Ryan Chadwick
Pat Prendergast
Erick Palmer
Brandon Knoll
Hannah Richtman
Simon Richtman
Kevin Thompson
David Kukle
Mark Bach
Rafal Symanski

John Brower
Donna Brower
Judy R
Dorothy Steinfeld
Ram Singal
Robert Cox
Anthony Rizzo
Max Oppen
David Schnieder
Leo Gilmore

PUBLIC HEARINGS

141 Brookside Drive STR Site Plan Review parcel #166.17-6-4 Tannersville

- C West presenting
- This is a 2 family home applying for a permit for an STR
- No comments from the public
- Motion by Susan Kukle to close the public hearing 2nd Joseph Zecca 6-0

1749 Route 214 STR Site Plan Review parcel #206.00-3.12.2

- D Schnieder presenting
- This is a 7 bedroom property used as a short term rental
- No comments from the public
- Motion from Penny Sikalis to close the public hearing

2nd Aleksandra Smith 6-0

Marc Czermerys will open the planning board meeting with the Pledge of Allegiance.

Motion by Penny Sikalis to approve the March 4th, 2025 minutes

2nd Joe Zecca 6-0

OLD BUSINESS

141 Brookside Drive STR Site Plan Review parcel#166.17-6-4 Tannersville

- C West presenting
- Response from Greene County 239, DEP and DEC
- The number of bedroom was in question from DEC. Marc Czermerys states that a conditional approval can be made if the number of bedrooms they rent out can match what the septic systems can handle.
- It was verified as a 6 bedroom, when the permit is approved it will be approved as only a 6 bedroom not 7 and sleep 14 people.
- SEQR part 1 and part 2 reviewed by the board.
- Motion by Marc Czermerys to approve a negative declaration

2nd Penny Sikalas 7-0

- No other comments or questions.
- Motion by Susan Kukle to approve the site plan as a 6 bedroom STR sleeping up to 14 people and other things presented by the applicant. 2nd Joe Zecca

7-0

The Break Estate Event Space Site Plan Review parcel #182.00-4-4 & 182.00-5-1 Elka Park

- H Ritchman presenting
- This is an event space project.
- The site plan has been updated with the septic information from the engineer.
- Updates were done by David Ryder and Richard Brooks
- Max occupancy for events outside is 150 and inside would be 60 people.
- For any event everything will be rented and catered. There is no commercial kitchen on site.
- Outside events will take place May thru October with a timeframe of 10am to 10pm
- The applicants are going to install a 6,000 gallon potable water tank to supplement water from the well.
- The septic is be mitigated by a new septic system that is rated to handle what is required to handle by the DEP for the number of people at the event space.
- The board has no other comments or questions.
- The public hearing will be reopened at the May 6th, 2025 meeting.

1749 Route 214 STR Site Plan Review parcel #206.00-3-12.2 Lanesville

- D Schneider presenting
- This project is a 7 bedroom STR.
- Other buildings on this property will not be use for this STR project.
- SEQR part 1 and part 2 reviewed by the board
- Motion from Joseph Zecca on a negative determination of significance
- 2nd Penny Sikalis 6-0
- Motion from Marc Czermerys for an approval of the site plan for a 7 bedroom STR with the condition that a map showing the proposed parking that is Approved by the chairperson Marc Czermerys and the Code Enforcement Officer to prove that it meets the required safety layouts and being submitted before the applicant can start the renting as a short term rental.

2nd Joseph Zecc 7-0

Makers Way Site Plan Review parcel #181.00-4-9 Tannersville

- R Chadwick presenting
- This project is to build 3 buildings on the property already owned by the applicant that has an existing business on the property but will not have any affiliation with this project.
- First building is a 10,000 SF two story building and the other 2 are one story.
- First building will have store front retail and storage in the lower floor, other two buildings are self storage.
- The self storage will be approximately 10x10 and 10x20 with some of them being climate controlled.
- All three buildings will be cedar shake siding.
- Landscaping will be done on the entrance to clearly define where the entrance is located.
- Water will be village and the septic will be used from the other business on the property.
- First building will only have 1 shared bathroom.
- There will be 14 parking spots with 19 ghost parking spots.
- Applicant states he would like to have motion lights.
- Marc Czermers would like an updated lighting plan.
- Motion from Penny Sikalis to be lead agency 2nd Peter Kelly 7-0
- Motion Peter Kelly to submit to Greene County for a 239 review
2nd Aleksandra Smith 7-0
- The Planning Board will hold on the public hearing for a month for more information to be brought to the next meeting.

Peace Village – Catstill Hotel Site Plan Review parcel #166.20-2-24

Haines Falls

- R Singal presenting
- This property is located on the corner of Route 23A and North Lake Rd.
- The applicant already has property along Route 23A and purchased this property to renovate the buildings on this property.
- Three buildings will be transient housing for people who come for the weekend meditation seminars Bldg A 22 people Bldg B 12 Bldg C 17 people
- One building for a meeting place and another building for events.
- Part of the property will have a pump house water system

- There are four wells on the property
- The existing buildings have had mold and asbestos removed
- Parking will be approximately 70 parking spaces
- There will be bear proof dumpster on the property
- Motion from Penny Sikalis to be the lead agency 2nd Peter Kelly 7-0
- Motion from Aleksandra Smith to submit to Greene County for a 239 review
2nd Joseph Zecca 7-0

Public be heard

- Donna Brower, a member of the community, would like to address the property at 5550 & 5566 Route 23A in Haines Falls. The property has recently sold to new owners. Donna is concerned about a huge amount of firewood and they need a new site plan. The property is on a Scenic Byway and not very attractive to our tourism. The property is also very noisy. DEC and DEP should be involved. She also states that there might be other businesses on the property, for example roll off dumpsters. The original site plan is not what is in line with the property at this time.
- Marc Czermerys states he has contacted the owner of the property and told him he would like him to come to the Planning Board with a new site plan because of the changes they have made on the property.
- When the board does get an application and the owner is put on the agenda the Planning Board will notify all surrounding neighbors including Donna & John Brower.
- The owner, his employees and The Planning Board did have a discussion about updating the site plan.
- Motion from Penny Sikalis to enter executive session 2nd Susan Kukle 7-0
- Motion from Marc Czermerys to close the executive session
2nd Penny Sikalis 7-0
- Motion from Marc Czermerys to close the planning meeting
2nd Penny Sikalis 7-0