

***Town of Hunter Planning Board  
Meeting Minutes  
June 3<sup>rd</sup>, 2025***

***Board Members Present***

Marc Czermerys  
Susan Kukle  
Joseph Zecca  
Charles Knopp  
Peter Kelly  
Rose Santiago

***Absent Members***

Susan Friedman  
Aleksandra Smith  
Penny Sikalis

***Public Present***

Barclay Leib  
Ram Singal  
P Prendergas  
James Mihalik  
Michael Mobilia  
Kiersten Tschinkel  
Judy R  
Sandra Budge  
Elizabeth A  
David Kukle

***Public Hearing***

***Peace Village Catskill Hotel Site Plan Review parcel #166.20-2-24,  
167.17-1-35 Haines Falls***

- R Singal presenting
- The applicant of this project purchased the property adjacent to his property
- It will be used as additional rooms for guests to stay that come to Peace Village for the weekend
  
- There are three buildings on the property which are going to be renovated
- There will be central water system and a new 15,000-gallon septic system
- No public comments or concerns
- Motion by Peter Kelly to close the public hearing 2<sup>nd</sup> Charles Knopp 6-0

Marc Czermerys called to order the meeting at 6:45pm with the Pledge of Allegiance

Motion by Susan Kukle to approve the May 6<sup>th</sup>, 2025 meeting minutes  
2<sup>nd</sup> Joseph Zecca 6-0

## **Old Business**

### ***Peace Village-Catskill Hotel Site Plan Review parcel #166.20-2-24, 167.17-1-35 Haines Falls***

- R Singal presenting
- Applicant is working with DEC to update their SPDES permit.
- Board reviewed Part 1 and Part 2 of SEQR
- Motion by Joesph Zecca for a negative determination of significance 2<sup>nd</sup>  
Susan Kukle

6-0

- No comments or concerns
- Motion by Marc Czermerys to approve the site plan as presented with the condition that the applicant completes updates for SPDES permits for both sites. 2<sup>nd</sup> Joseph Zecca 6-0

## **New Business**

### ***Leib Ground Mount Solar Site Plan Review parcel #165.00-2-4.2 Tannersville***

- Michael Mobilia presenting
- This project is to install a ground mounted solar system
- Installing 2 separate solar arrays weighing approximately 40 pounds
- There will be 24 panels
- The panels will have a battery backup
- No panel glare should be a problem.
- This will be connected to the grid underground.
- Marc Czermerys would like to know if the Onteora Club need to be aware of this project.
- The applicant states he will make Onteora Club aware of this project.
- Motion by Peter Kelly to be lead agency 2<sup>nd</sup> Charles Knopp 6-0
- Motion by Charles Knopp for a Greene County 239 review 2<sup>nd</sup> Susan Kukle  
6-0
- Motion by Charles Knopp for a public hearing at the July 1<sup>st</sup>, 2025 meeting  
2<sup>nd</sup> Susan Kukle 6-0
- No comments or concerns from the board

### ***Holdridge Site Plan approval extension parcel #165.00-2-8.11 Tannersville***

- The applicant could not be at the meeting.
- Marc Czermerys states this project was started in 2022 and expired after a year.
- Applicant was unable to start the project.
- Applicant needs an extension of the site plan approval on this project.
- The project is building a guest cottage and removing one bedroom out of the main house to make it a 2 bedroom.
- The condition from the original approval stating that no COs can be issued for the ADU until bedroom count in the original house is decreased by one.
- No comments or concerns

-Motion by Peter Kelly to extend the site plan approval though June 2<sup>nd</sup>, 2026.

2<sup>nd</sup> Susan Kukle 6-0

***Mihalik/Kerschbaumer Lot Line Adjustment parcel #164.09-6-7 and  
164.09-6-13 Hunter***

-This project is a lot line adjustment transferring .249 acres from Mr. Milhalik  
to Mr. Kerschbaumer

-No comments or concerns from the board

-Motion by Susan Kukle to approve the lot line adjustment as presented.

2<sup>nd</sup> Peter Kelly 6-0

Public to be Heard not needed.

Motion by Peter Kelly to close the planning meeting 2<sup>nd</sup> Rose Santiago

6-0