

**TOWN OF HUNTER PLANNING BOARD**  
**MEETING MINUTES**  
**MAY 6<sup>TH</sup>, 2025**

***Board Members Present***

Marc Czermerys  
Susan Kukle  
Charles Knopp  
Joseph Zecca  
Rose Santiago  
Aleksandra Smith

***Absent Members***

Penny Sikalis  
Susan Friedman  
Peter Kelly

***Public Present***

Taylor Baker  
Dorothy Steinfeld  
Ram Singal  
Ryan Chadwick  
Richard Brooks  
Kiersten Tschinkel  
Simon Richtman  
Hannah Richtman  
Sean Mahoney  
David Baker

Leo Gilmore  
Marianne Weiss  
Reed Ruby  
Ericka Palmer-Knoll  
Brandon Knoll  
Kevin Thompson  
Elizabeth Aivars  
Mark Bach  
Sal DiBenedetto

## ***PUBLIC HEARINGS***

### ***The Break Estate Event Space Site Plan Review parcel #182.00-4-4, 182.00-5-1***

- Event space at 441 Clum Hill Rd
- Event space will be used as an for weddings and other special events
- Outside events will host 150 people and inside events will host 60 people.
- Hours of operation will be 10:00am to 10:00pm.
- Food will be catered as there is no commercial kitchen at this location
- All related items, for example dishes, linens and other catering items will be cleaned by the catering company off site.
- Rented toilet trailers will be used, and the inside facilities will only be used by the catering company and their employees.
- A shuttle service will be used to bring the guest from Cortina Mountain parking lot
- Trash will be taken away by a company
- The water system for this property will install five 220-gallon tank for water on the property and the well will not be used during events.
- These tanks will be placed in the basement of the building
- Brandon Knolls wanted to know if the applicant will be using the outdoor swimming pool
- Applicant states the pool will not be used by guests during events.
- Brandon Knolls wanted to know about the leach field and want actions will be taken if it leaks
- Richard Brooks states the system was built specifically so it will not leak
- Motion from Susan Kule to close the public hearing 2<sup>nd</sup> Aleksandra Smith

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

- This project is 3 buildings at the corner of 23A and Bloomer Road in Tannersville.
- One building is two stories with retail shops on the top floor and storage on the bottom floor.
- The other two buildings are for self-storage
- There will be climate control in some of the units
- Motion by Joseph Zecca to close the public hearing 2<sup>nd</sup> Susan Kukle 5-0

Marc Czermerys opened the planning board meeting with the Pledge of Allegiance.

Motion by Susan Kukle to approve April 1<sup>st</sup>, 2025 minutes

2<sup>nd</sup> Charles Knopp 5-0

***Cortina Mountain Estates extension of Conditional Subdivision***

- T Baker presenting
- Letter from C Gottlieb to for a 90-day extension of the conditional subdivision approval
- Motion from Charles Knopp for a 90-day extension until August 5<sup>th</sup>, 2025  
2<sup>nd</sup> Joseph Zecca 5-0

***The Break Estate Event Space Site Plan Review #182-00-4-4 and # 182-00-5-1***

- Richard Brooks presenting
- Applicant has presented board with a new water system
- SEQR Part 1 and Part 2 reviewed by the board
- Motion by Aleksandra Smith for a negative declaration  
2<sup>nd</sup> Susan Kukle 5-0
- Motion by Marc Czermerys to approve the site plan as presented along with the conditions that the pool will not be used by guests as a part of the events. Water usage will rely on the added tanks and water from the well will be turned off during the events. The applicants will follow all rules and laws of the town including the

noise ordinance of 10:00pm. 2<sup>nd</sup> Charles Knopp 5-0

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

- R Brooks presenting
- This project is 3 buildings, 1 for retail and storage, 2 for self storage
- Outside will be cedar shake with green trim
- Some of the units will be climate controlled.
- This site plan will be approving it as a retail space
- One single bathroom for all the maker shops
- There could also be sinks in the shops depending on what they need
- Each space will have their own electrical panel
- There will be windows in the front and back of the makers shops
- Darlene Colandrea sent a letter stating she didn't think there would be enough room for the entrance and the exit being they are only 20 feet wide
- Marc Czermerys states it is actually 30 feet.
- Charles Knopp wanted to know if he would be putting in a fire suppression system
- Applicant states he can determine who rents the space so it might not be needed.
- The dumpster will be moved and fenced
- SEQR Part 1 and Part 2 reviewed by the board
- Motion by Joseph Zecca for a negative declaration 2<sup>nd</sup> Susan Kukle 5-0
- Motion by Susan Kukle to approve the site plan as presented

2<sup>nd</sup> Charles Knopp

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

- R Singal and K Thompson presenting
- Project is going forward to renovate and remodel the existing buildings on this property
- Construction of a new parking lot with a pathway to existing parking
- Cutting a few trees down to make the entrance better
- Central Hudson has connected building A and B to the poles

- Drainage will be done
- Closing the 23A entrance

Motion by Joseph Zecca to hold a public hearing at the June 3<sup>rd</sup> , 2025 meeting.  
2<sup>nd</sup> Susan Kukle 5-0

Public be heard-No comments  
Executive Session not needed.

Motion by Susan Kukle to close the planning meeting. 2<sup>nd</sup> Rose Santiago 5-0