

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

Board Members Present

Marc Czermerys
Penny Sikalis
Susan Kukle
Joseph Zecca
Charles Knopp
Peter Kelly
Susan Friedman
Aleksandra Smith

Absent Members

Rose Santiago

Public Present

Andriy Oliynyk
Michael Mobilia
Barclay Leib
Andy Kane
David Kukle
Reed Ruby
Daryl Mercer
Max Oppen

PUBLIC HEARING

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

- Plug PV presenting
- Project is to install solar ground panels at the residence
- 2 rows-back panel 8 across and 3 high front panel 8 across 2 high
- Motion by Penny Sikalis to close the public hearing 2nd Susan Kukle 7-0

Marc Czererys called the meeting to order at 6:35pm

Pledge of Allegiance

Member Roll

Motion by Charles Knopp to approve June 2nd, 2025 Planning Board Minutes
2nd Susan Kukle 7-0

OLD BUSINESS

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

Tannersville

- Plug PV presenting
- Ground solar being installed at this residence
- Power grid will be Central Hudson
- This will also have a backup battery
- Onteora Club 1988 easement proceeds DEC conservation easement which doesn't affect this property.
- Board reviewed SEQR part 1 and part 2
- Motion by Alexandra Smith for a negative determination of significance
2nd Penny Sikalis 7-0
- Motion by Susan Kukle to approve the site plan as presented
2nd Joseph Zecca 7-0

NEW BUSINESS

Thompson Site Plan Review parcel #209.00-4-5 Elka Park

- A Kane presenting
- This project is building a small studio adjacent to the home
- The building is 520 SF with a bathroom.
- Primarily used for work from home purposes
- Similar style to the home
- Parking will be sufficient
- Lighting plan should be submitted before next meeting
- DEP has approved a design for a septic system
- Motion by Charles Knopp for lead agency 2nd Penny Sikalis 7-0

- Motion by Peter Kelly for Greene County 239 review 2nd Susan Kukle 7-0
- Motion by Penny Sikalis for a public hearing at the August 5th, 2025 meeting
2nd Peter Kelly 7-0

Westview Sketch Subdivision Review parcel #164.00-2-35 Hunter

- A Oliynyk presenting
- This project is a minor 3 lot subdivision
- A road maintenance agreement is needed for the 3 parcels. The back parcels need to have access and who is going to maintain the driveway.
- Applicant will be making some corrections on the map for the next meeting.

Public Be Heard-No Comments

Executive Session not necessary

Motion by Penny Sikalis to close the Planning Board meeting 2nd Peter Kelly
7-0