

TOWN OF HUNTER PLANNING BOARD

MEETING MINUTES

SEPTEMBER 2ND, 2025

Board Members Present

Marc Czermerys
Penny Sikalis
Susan Kukle
Joseph Zecca
Susan Friedman
Rose Santiago

Public Present

Fran Clark
William Clark
David Kukle
A Oliynyk
Reed Ruby
Jeff Prince

Absent Members

Charles Knopp
Peter Kelly
Aleksandra Smith

Marc Czermerys opened the meeting with the Pledge of Allegiance.

Motion by Penny Sikalis to approve August 2025 minutes Susan Kukle 2nd 6-0

Old Business

Westview Subdivision Minor Subdivision, parcel #164.00-2-35 Hunter

- A Oliynyk presenting
- Project is subdividing this parcel into 3 even lots and build 4 bedroom homes on each lot
- Septic plan already submitted to DEP
- Existing road will need a shared maintenance agreement
- Motion by Penny Sikalis to take lead agency Susan Kukle 2nd 6-0
- Motion by Susan Friedman to hold public hearing at the October 7th, 2025 meeting Penny Sikalis 2nd 6-0

6493 Route 23A/Matayev STR Site Plan Review, parcel #181.07-3-10.2 Tannersville

- W Clark presenting
- The applicant is applying for a short term rental permit.
- This is a 6 bedroom STR

- Board reviewed the maps
- Motion by Susan Kukle to take lead agency Susan Friedman 2nd 6-0
- Motion by Penny Sikalis to submit to Green County 239 Susan Kukle 2nd 6-0
- Motion by Susan Friedman to hold a public hearing at the October 7th, 2025 meeting. Penny Sikalis 2nd 6-0

New Business

Mountain Trails site Plan Renewal, parcel #180.00-2-20.2

Town of Hunter

- J Prince presenting
- This site plan was approved in December 2022, was put on hold and the site plan expired
- Project is a hotel with 30 units w/private baths
- Applicant would like the board to approve a one year renewal extension on the site plan
- Motion by Susan Kukle to approve the renewal extension thru August 2026 with the condition of having all the permits from NYS DOH and the reserve parking be utilized should the on site restaurant be open to the public. Susan Friedman 2nd 6-0

Public to be heard-None

Motion by Susan Kukle to close the meeting Joseph Zecca 2nd 6-0