TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
OCTOBER 6TH, 2026

BOARD MEMBERS PRESENT

Marc Czermerys
Charles Knopp
Joseph Zecca
Susan Kukle
Susan Friedman
Rose Santiago

ABSENT MEMBERS

Penny Sikalis
Peter Kelly
Aleksandra Smith

ZOOM ATTENDEES

Sharon Lasoff

PUBLIC PRESENT

Roberto Schimmenti
Darren Elsom
Craig Shillitto
Bill Mehleisen
Shelby Figiel
James Figiel
Robert Schneider
David Kukle
Victor Vinegra

PUBLIC HEARINGS

HFA/Chiropractic Site Plan Parcel #183.05-1-36 Haines Falls

-S Figiel presenting
-Applicant will be renovating one of the buildings at the Haines Falls Auto property into a chiropractic office
-2 bay door will be replaced by an office door and there is a shared bathroom in the building
-No comments from the public
-Motion by Susan Kukle to close the public hearing 2nd Joseph Zecca 6-0

DRAFT

Hunter House STR Site Plan Parcel #148.00-4-29 Town of Hunter
-R Schimmenti presenting
-Applicant states this will be a new construction short term rental
-A 6 bedroom with 7 ½ bathrooms on a 17-acre lot
-Marc Czermerys would like to keep the public hearing opened
to give the Village of Hunter and the Town of Jewett time to comment
on this project
-No comments from the public

Marc Czermerys called the meeting to order at 6:30pm
Pledge Allegiance
Member Roll

Motion by Joseph Zecca to approve the September meeting minutes
2nd Charles Knopp 6-0

OLD BUSINESS

HFA/Figiel Chiropractic Site Plan Parcel #183.05-1-36 Haines Falls
-S Figiel presenting
-Board waiting for responses from DEP, DEC and Greene County
-No comments from the board
- Asked Applicant to supply electronic copy of site plan and actual office sq footage
-Applicant will be returning for next month's meeting

Hunter House STR Site Plan Parcel #148.00-4-29 Town of Hunter
-R Schimmenti presenting
-6-bedroom STR
-Applicant is required to have at least 6 parking spaces
-A wooden fenced area for garbage will be on the property
- Board is waiting for Greene County agency response
-No comments from the board
-Applicant will be returning for next month's meeting

DRAFT

Clum Hill Cabins Site Plan Parcel #182.00-1-35 Town of Hunter

-V Vinegra presenting

-Construction of a single residential dwelling and 3 ADU's plus 1 shed

-ADU's will not be rentals

-Parking plan requires 8 total parking spaces

-Motion by Susan Friedman to declare lead agency 2nd Joseph Zecca 6-0

-Motion by Susan Kukle for a Greene County 239 review 2nd Charles Knopp 6 - 0

-No comments from the board

-Motion by Joseph Zecca to hold a public hearing at the next meeting on Wednesday November 4th, 2026 2nd Charles Knopp 6-0

NEW BUSINESS

Schneider/Osterer Lot Line Adjustment Parcel #164.00-3-24 #164.00-3-24.2 Town of Hunter

-R Schneider presenting

-Applicant will be requesting a lot line adjustment with his neighboring landowner Michael Osterer

- Robert Schneider explained the simple swap of property pieces to help with parking and driveway access.

-No comments from the board

-Motion by Charles Knopp to approve the lot line adjustment as presented 2nd Joseph Zecca 6-0

DRAFT

Gather North Site Plan and Subdivision Sketch Meeting
Parcel #181.00-1-1, 181.00-2-1, 165.00-1-14, 165.00-1-15
165.00-1-26, 165.00-1-5 Town of Hunter

-D Elsom presenting

-The meeting focused on the Gather North Site Plan and Subdivision Sketch for a 291-acre development project in Hunter.

-The board was presented plans for a mixed-use development including a hotel, commercial area, sports facilities, and approximately 185 housing units with an HOA, with 72% of the land remaining undisturbed.

- The project requires action under SEQR and involves multiple permits from agencies including DEC, DEP, and DOH.

- The board discussed immediate next steps including starting legal and engineering consultations, preparing an escrow deposit, and developing a mini site plan for the Bear Creek restaurant area to potentially reopen in May-June while the broader development process continues.

-Motion by Charles Knopp to declare lead agency 2nd Joseph Zecca 6-0

-Motion by Susan Friedman for a Greene County 239 review 2nd Joseph Zecca

-Motion by Joseph Zecca to engage SLR as the consulting engineer for this project. 2nd Susan Friedman 6-0

-No comments from the board.

-Public be heard-no comments

-Motion by Charles Knopp to close the meeting 2nd Rose Santiago 6-0

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