

**MINUTES OF THE
TOWN OF HUNTER PLANNING BOARD
TUESDAY FEBRUARY 3rd, 2015**

Board Members

S. Killourhy – Chairman
S. Friedman
S. Schneider
M. Czermerys- Deputy Chairman
J. Michaud-Uhrik
C. Knopp
J. Dixon -
D. Galin – *Alternate*
A. Dale - *Alternate*

Public

J. Fromer
M. Mathis
M. Lowenthal
ME Cariseo

Also in attendance Councilman A. Coiro at 8:15PM

Chairman S. Killourhy calls meeting called to order at 7:05PM.

Member Roll call. All members present.

PUBLIC HEARING: Platte Clove Church Communities Site Plan Review, Platte Clove
Chairman S. Killourhy opens the public hearing. No one present to speak. S. Killourhy closes the public hearing.

PRIVILEGE OF THE FLOOR – M.E. Cariseo asks what the procedure would be if a business is operating without a site plan or with an out dated site plan. The Board discusses and advises ME Cariseo that the proper procedure would be to enter a complaint/concern with the Code Enf. Officer.

OLD BUSINESS:

1) Platte Clove Church Communities Site Plan Review, Platte Clove – M. Mathis and M. Lowenthal presenting - review of plans submitted on October 2014. S. Killourhy explains to the Board the applicants requested a hardship variance to continue their proposed plan to move the dwelling 110' from Josh Road and to increase the size of the approved building by 1736 Sq. ft. The Planning Board issued a SEQRA negative declaration at the January meeting. The dwelling has approximately 6 living units with two kitchens. Although not required the first floor is ADA compliant.

MOTION: by C. Knopp to approve the site plan as presented moving the building approx. 170' east away from Josh Road and approval to construct a dwelling 7,236 sq. ft. Seconded by J. Dixon. Unanimously carried.

2) Cortina Mtn Estates Major Site Plan Review - Haines Falls- Applicants are not present. The Board acknowledges receipt of Site Plan Maps and Wastewater Treatment plant and Water works Site maps. S. Schneider wishes to make disclosure and clarify that the incident that was raised at the last meeting by J. Shaw regarding dealings with her business partner B. Simon was with the NYC DEP attorney regarding 2 parcels in the Cortina Subdivision; and the issue was

resolved prior to her knowledge of it. S. Schneider states she will clarify again when the applicant is present. Board discussion on what will be we will be reviewing at the upcoming meetings under the Site Plan review Law: Road maintenance, home owners association, turnarounds, roadside parking, fire hydrants, signage, architectural drawings of proposed townhomes and buildings, rendering of what mountainside will look like once built including the water tower, use of heavy equipment on Cortina Mtn Rd and condition of the road to be kept in good repair pre /post construction (specs of roads), status of wastewater treatment plant and what it will look like, lighting throughout development. The Board will receive copies of past minutes and a copy of the negative declaration.

MOTION: by S. Friedman to adjourn. Seconded by J. Dixon. Unanimously carried.

MEETING ADJOURNS AT 8:25PM

Sarah Killourhy - Secretary

~ The next Planning Board meeting Tuesday March 3rd, 2015 at 7PM~