

**MINUTES OF THE
TOWN OF HUNTER PLANNING BOARD
TUESDAY JANUARY 6, 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

N. Chernin
M. Mathis
M. Lowenthal
ME Cariseo
J. Nihan
M. Nihan
J. Shaw

Also in attendance Councilman A. Coiro and Attorney L. Gardner.

Chairman S. Killourhy calls meeting called to order at 7:02PM.

Member Roll call. All members present.

Chairman S. Killourhy states at the Town Board meeting of December 30th, 2014 extended the moratoriums on the Local Laws for the Trailer Park/ Mobile Home Law and Junkyard Law.

PRIVILEGE OF THE FLOOR – Chairman S. Killourhy opens privilege of the floor at 7:12PM. M. Nihan inquires about the status of the Cell Tower at Town Hall. S. Killourhy states no application has come before the Planning Board to date. Councilman A. Coiro states the town Board is still working with Verizon to find a location for the tower. J. Nihan asks if there has been any new correspondence with the NYS DOT or NYS DEC in regard to the Haines Falls Auto application. S. Killourhy states there has not been since the Moratorium was enacted.

OLD BUSINESS:

1)Platte Clove Church Communities Site Plan Review, Platte Clove – M. Mathis and M. Lowenthal presenting - Status update, 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. S. Killourhy states the application was sent to Greene County Planning for 239 Review and was approved with local decision. S. Killourhy states this is an UNLISTED action under SEQRA. The Board reviews and discusses the Short SEQRA form.

MOTION: by S. Schneider for a SEQRA negative declaration. Seconded by C. Knopp. Unanimously carried.

MOTION: by C. Knopp to hold a public hearing at the February meeting. Seconded by J. Dixon. Unanimously carried.

2) Cortina Mtn Estates Major Subdivision Final Plat Review and Site Plan Review -

Haines Falls- J. Shaw & P. Romano presenting

The Board acknowledges receipt of the revised 12/11/14 Final subdivision map and a copy of the NYC DEP approved SWPPP. The Board acknowledges receipt of the proposed Resolution: Conditions for obtaining final approval for CME subdivision, submitted by J. Shaw, reviewed by Attorney Gardner. J. Shaw states he believes there is a potential conflict with S. Schneider reviewing the project since her business partner B. Simon has had dealings with Cortina regarding deed covenants of 2 parcels in the original Cortina Subdivision. S. Schneider states she has no knowledge of this and feels there is no conflict.

The Board reviews and discusses proposed resolution and makes a few minor corrections with the assistance of Attorney Gardner. The signed resolution is attached and filed.

The applicant anticipates attending the February meeting and continuing with Site Plan review. The Town Board granted a hardship variance in accordance with Local Law #4 of 2014 for the applicants to continue Site Plan review at the December 30th 2014 meeting.

The meeting is adjourned at 8:15 PM.

Sarah Killourhy - Secretary

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