

TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
JANUARY 2ND , 2024
DRAFT

Oath of Office

Susan Kukle - 7 year ending 12/31/2030

Joe Zecca completion of term ending 12/31/2028

Susan Friedman – Alternate 1 year term ending 12/31/2024

Rose Santiago – Alternate 1 year term ending 12/31/2024

BOARD MEMBERS PRESENT

Marc Czermerys

Joe Zecca

Aleksandra Smith

Susan Kukle

Charles Knopp

Penny Spring

Rose Santiago

Susan Friedman

ZOOM ATTENDEES

Roger Fox

PUBLIC PRESENT

Darren Elsom

Gail Shegerian

Ed Kaplan

Serhiy Yeutushenko

Chistine Lucey

Dylan Marcus

Jeff Marcus

Trent Poole

Bonnie Farrell

Nettie Farrell

Brode Kasman

Amy Slutzky

Paul Slutzky

Jesse Frain

Sean Mahoney

PUBLIC HEARINGS

Hunter Mountain Resort B and E Lift Site Plan Review

Parcel #164.00-4-4, #164.00-4-8, #164.00-4-6 Hunter

Paul Slutzky would like to open the public hearing for the Village of Hunter Planning Board as was moved at their December 14th, 2023 to hold a joint public hearing on this project.

-J Fraine presenting

-Hunter will be upgrading B lift 4 passenger fixed grip lift to a 6 passenger high speed detachable lift and replacing E lift.

-This upgrade will improve skier flow and will start in the spring 2024

- The floor is open to any comments from the public.

-Gail Shegerian would like to know which way the equipment will be coming to the mountain.

-Mr. Frain states the route it will take would be from 23A and taking the bridge straight up the hill to Hunter Mountain and then using the roads provided to deliver the equipment.

-Gail Shegerian would like to know if there is any damage to the village roads if so, will it be repaired in a timely manner.

-Mr. Fraine states the trucks they are using are going by regulations provided by NY State DOT and transported on road worthy vehicles so there should be no damage to the roads.

-Mr. Fraine states nothing additional to the public roads.

-Marc Czermerys states the board got multiple letters in agreement with this project.

-Motion from Susan Kukle to close the public hearing Joe Zecca 2nd

OLD BUINESS

Stoney Clove Creek Air BnB and Event space Site Plan

Parcel #181.00-2-5.2, -10

TABLED – No Updates

Williams Lumber Pole Barn and Deck Site Plan

Parcel #181.00-6-3 Tannersville

TABLED – No Updates

Hunter Mountain Resort B and E Lift Site Plan Review

Parcel #164.00-4-4, #164.00-8-8, 164.00-4-6 Hunter

- J Fraine presenting
- Stormwater will be in place before tree clearing begins.
- Shanty Hollow Brook will not be disturbed.
- Minimal tree cutting will be done
- All the new roadways will be temporary.
- All the trees will be chipped on site and will be moved around on site. Nothing will be taken off the property.
- Penny Spring would like to know for noise issues what is the timeline of cutting of the trees.
- Representative for Hunter states it will likely take from March to May. They would like to get this done as soon as possible.
- Sean Mahoney wanted to know if the run for B is longer or shorter than the existing run.
- Mr. Fraine states it is longer.
- This project should be completed in time for the next ski season.
- Ernest Reale wanted to know if the permit for DEC will stay opened after project is done in order to complete any issues that might arise.

- Mr. Fraine states that DEP and DEC permits have to stay opened until 80% of the vegetation is covered. Timeframe is 6 months to a year.
- Construction will be Monday through Friday 7am-5pm.
- Maybe Saturday to finish the project on time.
- Timeframe for the project will be March-November 2024
- After dismantling E Lift, the parts will be offered to any department in the company and if no one needs them they will be disposed of.
- SEQR Part 1 & 2 have been reviewed by the board
- Motion from Marc Czermerys for a negative declaration 2nd
Charles Knopp 7-0
- Paul Slutzky states at the December 14th, 2023, Village of Hunter Planning Board meeting, the board agreed to refer The Town of Hunter to be the lead agency.
- Motion from Charles Knopp to approve the site plan as presented with the condition of getting the stormwater construction activities completed before the project begins.

Catskill Mountain Cannabis Site Plan Review Parcel #197.04-4
TABLED – No Updates

Dutcher Hollow Event Space Site Plan Review
Parcel # 166.00-3-37/38
TABLED – No Updates

New Business

Yeutushenko STR Site Plan Review Parcel #167.17-2-15

Haines Falls

- S Yeutushenko presenting
- This space is an existing short-term rental and has applied for a permit to comply with the existing STR law.
- Parking is already in place and is gravel
- This is a seven-bedroom Air BnB
- Motion from Charles Knopp to declare lead agency
Aleksandra Smith 2nd 7-0
- Motion from Marc Czermerys for a 239 review Susan Kukle 2nd 7-0
- Motion from Penny Spring for a Public Hearing at the meeting on February 5th, 2024, Susan Kukle 2nd 7-0

Fox Minor Subdivision Sketch Review Parcel #166.13-1-2

Tannersville

- D Elsom presenting
- Subdivide this parcel into 2 lots
- Both have water but not sewer, they will be having 2 septic systems
- Existing structure will be taken down
- The spring house will be eliminated
- The driveway is gravel
- Will attend next meetings with more information

Public be heard-No comments

Motion from Charlie Knopp to go into executive session Penny
Spring 2nd 7-0

Motion from Penny Spring to exit executive session seconded by Joe
Zecca 7-0

Motion from Charlie Knopp to close the Planning Meeting
Susan Kukle 2nd 7-0