

TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
AUGUST 2ND, 2023

DRAFT

BOARD MEMBERS PRESENT

Marc Czermerys
Penny Spring
Susan Kukle
Peter Kelly
Charles Knopp
Doug Senterman
Susan Friedman
Aleksandra Smith

ZOOM MEMBERS

Sarah Pellizzari
Susannah Hunter

PUBLIC PRESENT

Joseph Goodwin
Kinga Goodwin
Robert Scott
John Malloy
Brendan O'Brien
Joe Zecca
Ellen Minogue
Alan Higgins
David Kukle
Sean Mahoney
Edward Angle

Kevin O'Brien
Matthew Hunter
Suzanne Hunter
Richard Brooks
Taylor Baker
Kerry Malloy
Karey Hamrah
Frank Macchio
Scott Ouimet

PUBLIC HEARINGS

Hunter Foundation Philadelphia Rd Church Site plan, Parcel #181.16-3-6

Elka Park

- Richard Brooks Presenting
- Site Plan has been revised per recommendations from the board
- 1 ADA parking spot moved towards the front of the church
- The staging area for the catering truck has been moved.
- Bathrooms have been moved over to the side of the building
- Expanded the parking lot one more spot.
- Parking for ADA spot will be paved.
- Matthew Hunter would like to know how many light fixtures and how high will they be.
- Mr Brooks said they are 12 feet high.
- Suzanne Hunter would like to know which direction the lights will be facing.
- Mr Brooks said they will not be able to see the lights from the property
- Mr Mahoney said the lights will not be on when the church is not in use.
- Suzanne Hunter would like to know what kind of events are going to be held at the church.
- Mr Mahoney said that small music events, recording artist and community gatherings.
- Suzanne Hunter wanted to know what are the hours going to be.
- Mr Mahoney states that 99% of the time the event will be done by 11pm
- Mr Czermerys states that there is a law that requires quite hour starts at 10pm. The owner will have to comply with this law.
- The events will be indoors and seasonal.
- The parking will be on the corner of Bloomer Rd and Platte Clove Rd.
- Matthew Hunter wanted to let everyone know someone might come across with graves not marked.
- The ramp will be in the back door and will be attached to the church.
- Nick Tinari did not have time to review it.

- Marc Czermerys states that all the updates came in this afternoon.
- Mr Tinari wants to know if things were moved on the site plan.
- Mr Tinari wants to make sure there is a lumin level and states it's required.
- Mr Brooks said he could submit a form.
- Suzanne Hunter couldn't find the meeting information on the website. Marc Czermerys explained where to find it.
- No other comments or concerns.
- Marc Czermerys will hold this public hearing opened until the next meeting on September 5th, 2023.

Ramble on Inn, LLC Site Plan Sketch Review parcel #167.00-5-16 Haines Falls

- Presenting Scott Ouimet
- Mr Ouimet explains very little has changed since the last meeting.
- John Molloy is the brother and attorney for the owner wanted to let the board know that Ms Molloy owns Thorpe Road and pays the taxes on the road.
- Mr Molloy wanted to let the board know Ms Molloy is not an entertainment promoter.
- Kerry Hamrah wanted to know the process of this project.
- Marc Czermerys explains that the CEO is looking at some items and the Planning Board. The Army Corp of Engineers is looking into the bridge that was built on the property and the wetlands DEC has sent a reply letter about concerns on the property.
- Brendan O'Brien mentions if there is events every weekend there will be noise every weekend.
- Frank Macchio wants to know how many people the event space will hold.
- Marc Czermerys states it is 300 but might not have 300 people.
- Mr Macchio wanted to know about security.
- Mr Czermerys states they do not need security.
- Mr Macchio wanted to know about serving liquor.
- Mr Czermerys states they will not have a liquor license.
- Kevin O'Brien mentioned a road maintenance agreement. Stating all of the landowners have been maintaining the road.
- Mr Molloy explains that Ms Molloy is not going to be running this event alone. She will be having many family members and employees at the events.
- Mr Molloy suggests that the public hearing be closed. Mr Czermerys states

- he can't close the public hearing until all of the issues are resolved.
- Marc Czermerys will hold this public hearing opened until the next meeting on September 5th, 2023.

Planning Board Meeting 7:25pm

- Carolyn Riggs has submitted her resignation as of August 1st, 2023 and Susan Friedman will be a board member.
- Penny Spring made a motion to approve the July 5th, 2023 minutes 2nd Charles Knopp 7-0

OLD BUSINESS

Cortina Mountain Estates extension of Conditional Subdivision Approval

- Tyler Baker Presenting
- Received letter requesting an extension from attorney D Albano.
- Marc Czermerys made a motion to approve the 90 day extension of Conditional Subdivision until November 14th, 2023. Susan Kukle 2nd 7-0

Hunter Foundation Philadelphia Rd Church site plan parcel #181.16-3-6

Elka Park

- Richard Brooks Presenting
- The board has received a letter from Suzanne Hunter on updating the gravesites on this parcel
- Mr Brooks has updated site plans which were received today.
- Mr Brooks states they moved the ADA parking to the side of the building
- The staging of the food truck has been moved.
- No lighting on the exterior of the building. Only light poles.
- Capacity of people in the building will be 156 without chairs and 73 with chairs and tables.
- Mr Brooks states the garbage will be leaving the day of the event as well

as the portable bathrooms.

- DeDe Terns-Thorpe has received the National Historical Marker and that would be placed permanently at the church at the grand opening.
- Susannah Hunter wanted to know why there is a change of the church name.
- Marc Czermerys is not something the board deals with.
- Susannah Hunter wanted to know if there will be any discussion about the music.
- Sean Mahoney states that they will not be having any loud concerts.
- Susannah Hunter wanted to know about the traffic.
- Marc Czermerys states that there will only be parking 6 spaces for the people setting up for the event and all the other parking will be at the lot by the cemetery so parking and traffic would not be problem.
- Susannah Hunter wanted to know about times the events will be there.
- Marc Czermerys states that the church will have to obey the noise ordinance.
- Susannah Hunter wants to know if there are changes can they be seen before the meeting.
- Marc Czermerys states he will get the changes to everyone that would like them as soon as he receives them.

Ramble on Inn, LLC Site Plan Sketch Review parcel #167.00-5-16 Haines Falls

- Scott Ouimet presenting.
- Board reviewed the changes in the plans.
- There will be no parking on Thorpe Rd.
- The bathroom trailer is sufficient and will not need an additional trailer per CEO.
- The owner would like to add camping on the site.
- Sarah Pellizzari the CEO is on zoom and has stated that camping cannot be done if the emergency access road is only 14 feet, it has to be 20 feet.
- Ms Molloy states if that is the case maybe they will not have the camping.
- The food truck is now on the north end of the pavilion.
- Marc Czermerys would like to see a more detailed plan about the parking.
- The trash trailer will be bear proof.
- Sarah Pellizzari the CEO wanted to make sure the well is being tested.
- Mr Ouimet states they have contacted one of the well companies and it will flow test and quality test.

- Marc Czermerys made a motion to enter executive session to discuss employment history of a particular individual, second by Doug Senterman 7-0
- Penny Spring made a motion to come out of executive session second Susan Friedman 7-0
- Charles Knopp made a motion to close the meeting. 2nd Doug Senterman 7-0