

*TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
DECEMBER 5TH, 2023*

DRAFT

BOARD MEMBERS PRESENT

Marc Czermerys
Peter Kelly
Aleksandra Smith
Susan Kukle
Charlie Knopp
Joe Zecca
Penny Spring

ABSENT MEMBERS

Susan Friedman

Zoom

Sean Mahoney

PUBLIC PRESENT

Aris Stalis

Jesse Fraine

Ram Singal
Sandra Budge
Jason Marcus
Max Oppen
Rich Countryman

Gleason Truesdell
Michael Lam
Tomas Trup
Trent Pool
Brooke Kasman

PUBLIC HEARINGS

Peace Village Garage Site Plan parcel #166.00-6-23 Haines Falls

- R Singal presenting
 - This is for a one story 4 car garage being built next to an existing building
 - No comments from the public
 - Motion from Charlie Knopp to close the public hearing
- Penny Spring 2nd 7-0

McGrath/Shefflo Solar Ground Mount Site Plan review

Parcel #223.00-1-2 Lake Hill

- R Countryman presenting
- Building a solar system for their home.
- All energy will be used on site.
- No comments from the public
- Motion from Penny Spring to close the public hearing Aleksandra Smith 2nd 7-0

Trup Short Term Rental site Plan parcel #167.00-7-20 Haines Falls

- T Trup presenting
- This is a six-bedroom short term rental
- This site has septic and a well.
- There will not be any additional building on this site.
- This will need parking for 6 cars.
- No comments from the public
- Motion from Charlie Knopp to close the public hearing
- Peter Kelly 2nd 7-0

- Approval of the November 6th, 2023, minutes
- Motion from Penny Spring to approve the November 6th, 2023 minutes Joe Zecca 2nd 7-0

OLD BUSINESS

Latvian Camp Garage Site Plan Review parcel #196.00-3-4

Elka Park

- A Stalis presenting
- This plan is to build a maintenance garage on the property
- DEC letter stated everything is ready to go with the project
- The board has reviewed the new updated plans
- SEQR review Part 1 and Part 2 reviewed by board
- Motion from Penny Spring for Negative Declaration
Charles Knopp 2nd 7-0
- No comments from the public
- Marc Czermerys made a motion to approve the site plan of the
Latvian Camp garage space with the condition of the approval
from the DEP for the stormwater plan. Susan Kukle 2nd 7-0

Peace Village Garage Sketch Site Plan parcel #166.00-6-23

Haines Falls

- R Singal presenting
- This project is a one story 4 car garage to be built on existing
property
- SEQR review part 1 and 2 reviewed by board
- Motion from Peter Kelly for a Negative Declaration
Susan Kukle 2nd 7-0
- Motion made by Charles Knopp to approve the site plan as
presented Susan Kukle 2nd 7-0

Stoney Clove Creek Air BnB and Event space Site Plan review

Parcel #181.00-2-5.2, -10

- B Wagner presenting
- Updated maps with the proposed leach field, a circular driveway and the parking
- This project is still under development.
- This application is open but incomplete.

McGrath/Shefflo Solar Ground Mount Site Plan #223.00-1-2

Lake Hill

- R Countryman presenting
- Project to set up solar ground mount for residential home
- SEQR Part 1 and Part 2 reviewed by board
- Motion from Aleksandra Smith for a Negative Declaration
Susan Kukle 2nd 7-0
- No comments from the public
- Motion from Charles Knopp to approve the site plan as presented
Penny Spring 2nd 7-0

Trup Short Term Rental Site Plan parcel #167.00-7-20 Haines

Falls

- T Trup presenting
- This is a six-bedroom short term rental.
- No additional building will be done.
- Septic and well are sufficient per DEC
- Parking is also sufficient
- SEQR Part 1 and Part 2 reviewed by board
- Motion from Susan Kukle for a Negative Declaration

-Peter Kelly 2nd 7-0

-Motion from Marc Czermerys to approve the site plan for short term rental as presented Charles Knopp 2nd 7-0

**Williams Lumber Pole Barn and Deck Site Plan parcel 181.00-6-3
Tannersville**

-G Truesdell presenting

-Applicant is currently working with Rich Rock on architectural of the building

-Also working on the stormwater plan

-Applicant will be getting more information for the board for next months meeting.

**Hunter Mountain Resort B and E Lift Site Plan Review 164.00-4-8,
164.00-4-6 Hunter**

-J Fraine presenting

-Plan for the project is to remove existing B left and replacing it with a six person lift and the E lift will be replaced with the relocating existing Broadway lift.

-Motion from Marc Czermerys to have a joint public hearing with The Village of Hunter Charles Knopp 2nd 7-0

-Some changes from the last meeting are they did some adjusting in the access roads.

-No comments from the public

-Public hearing will be January 2nd, 2023 meeting.

Catskill Mountain Cannabis Site Plan Review parcel #197.0-4-4

Elka Park

- G Vuillaume presenting
- Currently has a 2-story home on the property
- 2 sheds on the property
- Property has an existing septic system
- No streams within the property
- South end of the property will be new structure 10,800 sq ft for packaging and cultivation.
- All business will be done inside the building
- Small parking area for about 4 employees
- New septic for new building
- Security fencing on the building
- Lighting will be on the building and some motion detecting lighting.
- No loading dock will be needed
- No signage will be needed
- Hours of operation 8am to 6pm 7 days a week
- In process of applying for a NYS license which should come in around January
- Applicant has contacted Central Hudson for electric lines
- There will be a generator for back up emergency situations
- Product will only be sold to licensed dispensaries
- Will be hiring local employees.
- Noise would be small from the circulating fans.
- Motion from Charles Knopp to be lead agency Joe Zecca 2nd 7-0
- Motion from Charles Knopp for a 239 Aleksandra Smith 2nd 7-0

Dutcher Hollow Event Space Site Plan Review

parcel #166.00-3-37/38 Haines Falls

- R Chadwick
- This project will be an event space
- Events will be under tents
- One residential building on property
- Provide parking below the apple orchard
- 80 people for the events
- Power on both properties already there
- Catering from The Boathouse
- Trollies will be used for transportation
- No winter events only May through October
- Trash service already in place
- Will be attending the January 2nd, 2023, with further information