

TOWN OF HUNTER PLANNING BOARD  
MONTHLY MEETING BOARD

JULY 5<sup>TH</sup>, 2023

**DRAFT**

**BOARD MEMBERS PRESENT**

Marc Czermerys  
Penny Spring  
Susan Kukle  
Peter Kelly

**ABSENT MEMBERS**

Charles Knopp  
Doug Senterman  
Susan Friedman  
Carolyn Riggs  
Aleksandra Smith

**PUBLIC PRESENT**

Kerry Molloy  
John Molloy  
Joe Brady  
JoAnn Ginivan  
Ellen Minogue  
Dan Doherty  
Ellen Manfredi  
Karey Hamrah  
Ed Angle  
Donald Rooney

Matthew Hunter  
John Menzie  
Dan McCarthy  
Ben Kinzler  
Kevin O'Brien  
Darren Elsom  
Anne Kirkup  
Shan Hansen  
Kinga Goodwin

D. Doherty  
Dave Hegarty  
Susan Kleinfelder  
Brendan O'Brien  
Phyllis Thorpe-Hillis  
James Pash  
Greta Hansen  
Sean Mahoney  
Joe Goodwin

**Public Hearings**

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

**Elka Park**

Richard Brooks presenting

-This public hearing has been tabled due to some issues with the cemetery plots.

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

- D Elsom presenting
- Attorney for the owner of this property will be speaking first.
- Mr Kinzler states that the property has a home on the property that is advertised and is used as an Airbnb from time to time. Also used for friends and family.
- The applicant has decided to present an application for using this space as a commercial event space.
- The applicant thinks this will bring people to the community and stimulate the economy
- Marc Czermerys explains that the original permit was asking to build a pole barn not a pavilion.
- Some of the permits that were required to have were not applied for before some of the work was done on the property.
- The bathrooms were approved as a temporary use and seem to be now permanent.
- Darren Elsom will explain the project.
- This will be an event space for 300 guests.
- The applicant will be adding a parking lot to fit 40 cars and has an agreement to use a parking area of a neighboring landowner.
- A septic system has been designed
- Some of the events will require a permit for temporary food service.
- If food is being sold on the site they will need a permit from DOH
- A food truck is being placed at the end of pavilion and water will be brought in from off site.
- The bathrooms will be used from the existing well.
- There will be no amplified music after 10pm in accordance with the noise ordinance.

## Comments from the public

- Karey Hamrah states the cars will be parking on the road and fire trucks will not be able to get through.
  - The wildlife will be disturbed
  - There are wetlands there.
  - There would be too much noise.
- 
- Brendan O'Brien has concerns about changing the character of the community.
  - The number of events of 30 is excessive
  - Scutt Rd already has a problem with the traffic.
  - This will cause more problems with every weekend having an event.
- 
- John Molloy, brother of the owner of the property states he advised her to the second property and put it under the name of Ramble on Inn.
  - Mr Molloy states that they are asking for 30 events per year but might not have 30 events a year. Also, Mr Molloy thinks it will be good for the community.
- 
- Edward Angle states he doesn't want this project to go forward.
- 
- Dan Doherty states he owns a lot of land on North Lake Road and has a question about where the property lines are.
  - The owner explains that there is a property between herself and Dan Doherty.
- 
- Kevin O'Brien questions the revisions to the property and no one has time to review the new revisions.
  - Marc Czermerys explains he spoke with the board and this public hearing would most likely stay opened until the next meeting so people can review the new plans.
- 
- Joe Brady would like to state that the applicant would be a good asset to the community.
- 
- Joe Medici wants to know who will be doing the maintenance on Thorpe Rd.

- Mr Kinzler states the road has been maintained 100% by Kerry Molloy.
- Marc Czermerys states the road issues will be discussed later in the meeting.
  
- Kinga Goodwin states the business will do well and understands the pavilion will also be used for small events and will bring jobs to the mountain.
  
- Ellen Minogue states that the venue is not for the community. Potential having events every weekend will be too noisy.
  
- Kevin O'Brien wants to address the road. States that last year some of the owners put in \$200.00 each and the road was repaired by his son in-law.
  
- Frank Maccio very much disapproves of this event space.
  
- Joann Ginivan states cars will only be going to this venue and not going to bring anything to this community.
  
- Pat Cullhan states that Kerry Molloy has the right to do whatever she would like with her property as long as she is within the law.
  
- Frank Maccio states if the applicant is going to put on events a license needed.
  
- Darren Elsom states a license is not needed.
  
- Marc Czermerys states a license is not needed in Greene County.
  
- Marc Czermerys states he is going to hold the Public Hearing open until the next meeting.

**D'Amboise Minor Subdivision parcel #165.00-1-16 Hunter**

- Dan McCarthy presenting
- Lot 1 has buildings on it.
- Lot 2 is vacant.
- This will be a simple subdivision

-Motion from Penny Spring to close the public hearing Susan Kukle 2<sup>nd</sup> 4-0

**Marc Czermerys opened the Regular Meeting at 7:45pm**

Motion from Penny Spring to approve the minutes Susan Kukle 2<sup>nd</sup>. 4-0

**Hansen Site Plan Review Parcel #166.20-1-10 Haines Falls**

- G Hansen presenting
- This project is about the Alpine Inn in Haines Falls.
- The applicant is going to restore this boarding house back to a boarding house.
- A cabin will also be building a cabin on the property for an Air bnb
- The mobile home that is on the property will be removed.
- A parking lot will be placed
- SEQR Part 1 & Part 2 were review by the board
- Marc Czermerys made a motion for a negative declaration Penny Spring 2<sup>nd</sup> 4-0
- Motion from Susan Kukle to approve the site plan Penny Spring 2<sup>nd</sup> 4-0

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

- D Elsom presenting
- Made the parking lot smaller only holds 40 spaces plus 4 ADA spaces
- Applicant has an agreement with a neighboring landowner to use some of the parking he has on his property.
- Added another bathroom and are connected to the existing well
- DOH discussed the temporary permit
- Portable water will be brought in
- Meeting with wetland experts is next week
- The bridge over the stream will be dealt with Army Corp of Engineering
- Marc states the applicant may only have one event a week.
- Applicant states she will be organized all the events with 12 people helping and she will be there at every event.
- Marc Czermerys states there will be no parking on Thorpe Road.

-The types of events will be picnics or afternoon parties with music sometimes but not after 10:00pm, mostly daytime events.

-There will be lighting in the parking lot.

-Plans for the septic system has to be reviewed by a third party not the Planning Board or the Code Enforcement Officer.

-Marc Czermerys would like to have a narrative that can be part of this plan that defines the applicant's responsibility of the 300 feet of the right of way due to the amount of traffic that will occur until a road maintenance agreement is reached with the surrounding homeowners.

-This public hearing will be held over until the August 1, 2023, meeting.

**D'Amboise Minor Subdivision Parcel#165.00-1-16 Hunter**

-Dan McCarthy presenting

-Lot 1 has buildings on it

-Lot 2 is vacant.

-There were issues with the existing right of way but now have settled the issues.

-SQER Board Part 1 and Part 2 were reviewed by the board.

-Motion from Peter Kelly for a negative declaration Susan Kukle 2<sup>nd</sup> 4-0

-Motion from Marc Czermerys to approve the subdivision Penny Spring 2<sup>nd</sup> 4-0

-Motion from Marc Czermerys to go into Executive Session Penny Spring 2<sup>nd</sup> 4-0 to discuss personnel matters

-Motion from Penny Spring to close Executive Session Marc Czermerys 2<sup>nd</sup> 4-0

-Motion from Penny Spring to close Planning Meeting at 9:45pm Peter Kelly 2<sup>nd</sup>

4-0