

**TOWN OF HUNTER PLANNING BOARD**  
**MONTHLY MEETING MINUTES**  
**FEBRUARY 6<sup>TH</sup>, 2024**  
**DRAFT**

**Oath of Office**

*Penny Sikalis-Spring as Deputy Chairperson 12/31/2027*

**Board Members Present**

Marc Czermerys  
Joseph Zecca  
Susan Friedman  
Penny Sikalis-Spring  
Susan Kukle  
Peter Kelly

**Absent Members**

Rose Santiago  
Aleksandra Smith  
Charles Knopp

**Public Present**

Alex Zivian  
Bob Janiszewski  
Alex Lyle  
Taylor Baker  
Alina Yeutushenko  
Serhiy Yeutushenko  
Christine Wade  
Sean Mahoney  
Kody Leach  
Nettie Farrell  
Dave Kukle  
Bo Ripnick

Bonnie Farrell  
Marcia Johnson  
Susanna Brackman  
Neil Chernin  
Carol Dale  
Frank Diamant  
Roy Silver  
Max Oppen  
Robert Sheridan  
Richard Brooks  
Patricia Brooks

## **Zoom Attendees**

Ryan Chadwick

Brad Will

Roger Fox

Sydney Antonio

## **Public Hearing**

***Yeutushenko STR Site Plan Review Parcel #167.17-2-5***

***Haines Falls***

- This is a short term rental already in operation.
- Applicant needs a formal site plan to accommodate the STR law.
- Parking is already approved.
- Building consists of 7 bedrooms.
- Comments from the public
- Bob Janiszewski wanted to know the address of the business  
Marc Czermerys states the tax map reads 269 North Lake Rd but the building itself reads 215 North Lake Road. The tax map is correct. Also wanted to know if there are enough parking spaces.
- Marc Czermerys states he does have 7 parking spaces.
- No other comments
- Motion from Penny Sikalis-Spring to close the public hearing  
2<sup>nd</sup> Susan Friedman 6-0

Marc Czermerys will open the Planning Board Meeting for  
February 6<sup>th</sup> 2024.

Motion to approve the minutes of January 6<sup>th</sup>, 2024 from Joe Zecca  
2<sup>nd</sup> Susan Kukle 6-0

## **OLD BUSINESS**

### ***Cortina Mountain Estates extension of Conditional Subdivision Approval and Site Plan Approval***

- T Baker presenting
- The site plan hasn't changed any since last they were here.
- HOA agreement is still moving along.
- Comments from the public.
- Roy Silver wants to know why this site plan needs extending.
- Marc Czermerys states that the purpose of the extension is to keep the site plan active.
- Motion from Susan Friedman to approve the extension of the site plan until to February 4<sup>th</sup>, 2025 Susan Kukle 2<sup>nd</sup> 6-0
  
- Motion from Penny Sikalis-Spring for a conditional extension of the subdivision for 90 days to May 7<sup>th</sup>, 2024. 2<sup>nd</sup> Peter Kelly 6-0

### ***Yeutushenko STR Site Plan Review Parcel #167.17-2-5***

#### ***Haines Falls***

- S Yeutushenko presenting
- Lead agency has been approved
- Picture of the gravel parking lot has been reviewed which serves 7 parking spots.
- There is a bear proof dumpster.
- Board reviewed SEQR Part 1 and 2
- Motion from Susan Kukle for a Negative Declaration  
2<sup>nd</sup> Penny Sikalis-Spring 6-0
- Motion from Penny Sikalis-Spring to approve the site plan.  
2<sup>nd</sup> Peter Kelly 6-0

***Stoney Clove Creek Air BnB and Event space Site Plan  
Review parcel# 181.00-2-5, -10***

- B Wagner presenting
- Received update on lot line dissolution and new septic system submission for approval
- This site plan will be tabled.

***Catskill Mountain Cannabis Site Plan Review parcel # 197.0-4-4  
Elka Park***

- G Vuillaume presenting
- Site plan maps have been updated
- A detailed survey has been done since the last meeting.
- One driveway with gravel parking area with 7 parking spaces.
- There will be 4 to 5 employees at the facility.
- There will be small delivery trucks for pick up and no large tractor trailers.
- This building is a prefab specific for growing. Height is 10 feet.
- There is a flat roof but does have drainage.
- Marc Czermerys would like to know what plans are on fertilizer storage.
- The storage space is in the building and will be organic and no chemicals will be used.
- Soil will be purchased one time and reused.
- There will be a well on the property
- Sean Mahoney suggested using rain gardens for watering.
- Cameras will be used so no lighting will be necessary per NYS.
- Alarm system will be a silent alarm to either the police department or the manager in charge.

-Septic will just be for the restroom.

-Motion from Penny Sikalis-Spring to have a public hearing at the March 5<sup>th</sup>, 2024 meeting. 2<sup>nd</sup> Susan Friedman 6-0

***Dutcher Hollow Events Space Site Plan Review***

***parcel #166.00-3-37/-38 Haines Falls***

-P Brooks presenting

-This project will be for wedding events at the barn on the premises

-This can also be used for other events.

-There is a large field for parking.

-Tent will be placed for the reception and taken down after each event.

-Ceremony will be in the apple orchard.

-Catering will be brought in.

-Handicap parking is close to the barn.

-Events will be held May through October.

-10-15 events per season

-Walking path will be solar path lights

-Restrooms will be temporary

-There will be no signage

-Applicant or a manager will be on site at the event.

-Motion from Marc Czermerys to have a public hearing at the March 5<sup>th</sup>, 2024 meeting. 2<sup>nd</sup> Penny Sikalis-Spring 6-0

***Fox Minor subdivision Sketch Review parcel #166.13-1-2  
Tannersville***

-This project will be tabled. No updates

***Williams Lumber Pole Barn and deck site Plan  
parcel #181.00-6-3 Tannersville***

-This project will be tabled. No Updates.

***Public Be Heard – None***

Motion from Susan Kukle to close the Planning Board Meeting  
2<sup>nd</sup> Joe Zecca 6-0

