

**TOWN OF HUNTER PLANNING BOARD  
MEETING MINUTES**

APRIL 2<sup>ND</sup>, 2024

**Board Members Present**

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

**Absent Members**

Susan Friedman

**Zoom Members**

Charlie Knopp

**Public Present**

Marcia Johnson  
Olivia Hamele-Coughlin  
James Hamele  
Kathleen Kane  
Alan Devenish  
Alex Topornycky  
Samantha Robinson  
Beaux Ripnick  
Charles Testagrossa  
Maria Testagrossa  
Bonnie Farrell  
Charles M Testagrossa  
Dennis Angle  
Roy Silver

Mackenzie Grate  
Ryan Chadwick  
Alex Zivian  
Christina Wade  
Kathy Boody  
Lee Boody  
Adrienne Piren  
Athena Billias  
Gavin Vuillaume  
Barbara Breest  
Olympia Ward  
Darren Elsom  
Robert Haines  
David Kukle

Stephanie Alessandrini  
Daryl Mercer  
Frank Alessandrini  
Elizabeth Gross  
Jonathan Gross  
Brian Wagner  
Jane Burd  
Bob Janiszewski

Lavie Peker  
Max Oppen  
Ellen Schorsch  
Nettie Farrell  
Bob Sheridan  
Susanna Brackman  
Matt Leach

### **Zoom Attendees**

Sean Mahoney  
Tod Lippy  
Dorothy Mulhern  
Peter Kuhn

Max Saenger  
David Hariton  
Cassie Abel  
Madeline

## **Public Hearings**

### **Catskill Mountain Cannabis Site Plan Review Parcel #197.O-4-4 Elka Park, Unlisted Action**

- Alex Zivian presenting
- This is a continuation from the last meeting. It was held open to gather more information to be provided to the public.
- Comments and concerns from the public
- Olivia Hamele-Coughlin states she is very concerned about what kind of impact this project will have on the environment.

-In addition, the property values will go down in the neighborhood. -The lack of security is also an issue and robberies relate to this sort of product.

-Roy Silver states this project is financially risky.

-He would like to know how this is being financed.

-He would also like to know if the Planning Board has visited this property.

-Will the building be visible from Platte Clove Rd

-Marcia Johnson would like to talk about the 2018 report, Impacts of Commercial Cannabis, that states some communities have had numerous problems with commercial cannabis farms.

-Ms Johnson states that NYS will not be able to enforce their requirements at this time.

-Charles Testagrossa states he adjoins the applicant's property

-Mr Testagrossa states there is very little information in the application

-He states that the SEQR part 1 is not correct.

-No fencing in this recent plan

-This project is near the Watershed, the Schoharie Creek and Scenic By-Way

- Mr Testagrossa states the negative impacts are odor, air quality, high levels of chemical and noise.

-Marijuana uses a significant amount of water

-There will be a threat of more crime in the area

-Christine Wade would like to know how are you going to evaluate the overall impact of the development on the neighborhood and community character.

- Marc Czermerys states that question can be answered during the Old Business presentation of this meeting
- Robert Haines has concerns about what will happen if this project fails and also the applicant states he will not be using any pesticides in the growing of this product. The concern is what happens if he decides a year later to use pesticides.
- Mr Haines would like to encourage the board to be aware of these issues when making their decision to approve this project.
- Max Saenger, owner of Outdoor Sports, states the project would not and will not fit into this community of Platte Clove and would affect his business.
- Some concerns are high water usage, odor and criminal activity
- Mr Saenger would like the board to consider other towns that had cannabis grow farms had many problems.
- Marc Czermerys states the applicant has his license to grow inside or outside growing. Outside growing does not require a site plan.
- Alex Zivian states he is licensed in NYS and the state has concluded it is a space to grow cannabis and anyone who would like to ask any questions he is available anytime
- Motion from Penny Sikalis-Spring to hold the Public Hearing for the Catskill Mountain Cannabis opened until the May 7, 2024 meeting. 2<sup>nd</sup> Joe Zecca 7-0

**Fox Minor Subdivision Review parcel# 166.13-1-2  
Tannersville, Unlisted Action**

- D Elsom & A Horlock presenting
- This project is a minor subdivision dividing property into 2 lots
- This property has village water
- A septic system will be designed
- No comments or concerns
- Motion from Peter Kelly to close the Public Hearing  
2<sup>nd</sup> Penny Sikalis-Spring

- Marc Czermerys will open the Planning Board meeting at 7:30 pm
- Motion from Penny Sikalis-Spring to approve the March 5<sup>th</sup> 2024 meeting minutes 2<sup>nd</sup> Susan Kukle 7-0

## OLD BUISNESS

- Catskill Mountain Cannabis Site Plan Review parcel#197.0-4-4 -  
G Vuillaume presenting
- Applicant presented a water chart to the board
- Reclamation system is a standard for cannabis farming
- 1250 gallons is the maximum for the day
- A 1500 gallon holding tank for rain water is now on the plan and is able to be connected to the well if needed
- 3500 feet of growing area in the building
- A soil and fertilizer plan has also been presented with the soil being reused
- Board members have been to the site
- Lighting plan will be 1 light pole

- Security cameras will be placed on the building by an alarm company
- Silent alarm will go to the police and alarm company
- Board and applicant discussed the aesthetics of the building
- The building can be painted any color
- There will be only one entrance and the loading dock
- Applicant will return next month with updates

### Dutcher Hollow Event Space Site Plan Review Parcel #166000-3-37-38 Haines Falls

- R Chadwick presenting
- Applicant updated site plan and lighting plan w/solar path lights has been presented
- Marc Czermerys states that the board did complete SEQR at the last meeting.
- No comments or concerns from the public or board
- The board has all the information for approval of this site plan
- Motion from Susan Kukle to approve the site plan

2<sup>nd</sup> Joe Zecca 7-0

### Fox Minor Subdivision Review parcel #166.13-1-2 Tannersville -D Elsom presenting

- DEP sent a letter and a few items need to be resolved in accordance with DEC regulations.
- Board has not heard from DEC yet.
- Planning Board can't compete SEQR until comments are heard from DEC.
- No comments or concerns

Stoney Clove Creek Air BnB and Events Space Site Plan Review  
parcel #181.00-2-5-2 & #180.00-2-10 Town of Hunter -B Wagner  
presenting

- 100 foot distance from the Schoharie Creek
- There are three house that exist already
- The parking circle exists already
- Permits will be required to place the septic pipe under  
the creek
- The tent has been moved away from the leach field
- No comments or concerns
- Motion from Penny Sikalis-Spring to hold a Public Hearing at  
the May 7<sup>th</sup>, 2024 meeting. 2<sup>nd</sup> Susan Kule 7-0

Moutsinas/Redlinski Lot Line Adjustment Sketch  
Review parcel# 206.03-4-1 & 216.01-4-1 Lanesville  
Tabled w/no updates

Hunter Hills Solar, LLC Sketch Site Plan Review  
parcel #166.00-4-20 Tannersville -S  
Alessandrini presenting

- This project is a Community Solar Project
- The land is 194 acres, and this project will only need to  
clear 27 acres.
- The solar panels are American Made.
- Applicant would like to use the existing access road.

- Applicant would like to start this project in April 2025.
- This is a substation and can provide power to our community.
- Marc Czermerys states the applicant must go to the Town of Hunter Board to get the variance request from the town before the Planning Board goes forward with this project.
- Applicant would like to know if our Planning Board can take lead agency at this time
- Marc Czermerys would like to wait until the applicant meets with the Town Board.
- No comments or concerns

## NEW BUSINESS

### Springwell Manor Modular Home Site Plan Sketch Review Parcel #166.00-5-17 Tannersville

- F Alessandrini presenting
- This project is placing a modular home on this property to provide an elderly family member that needs a one-story home.
- There is an active well and can handle the extra building
- Applicant will hook the septic to the main line or a new septic
- Marc Czermerys states he would like to go over the parking spaces
- Lighting will be the same
- Motion from Susan Kukle to be lead agency 2<sup>nd</sup> Aleksandra Smith  
7-0
- Motion from Joe Zecca for a 239 review 2<sup>nd</sup> Penny Sikalis-Spring  
7-0
- Motion from Joe Zecca for a Public Hearing at the May 7<sup>th</sup>, 2024



Planning Board Meeting. 2<sup>nd</sup> Peter Kelly 7-0

-Public be heard None

-Motion from Penny Sikalis-Spring to close the meeting

2<sup>nd</sup> Aleksandra Smith 7-0