

**TOWN OF HUNTER PLANNING BOARD**  
**MEETING MINUTES**  
**MAY 7<sup>TH</sup>, 2024**  
**DRAFT**

***Board Members Present***

Marc Czermerys  
Aleksandra Smith  
Joseph Zecca  
Susan Kukle  
Peter Kelly  
Susan Friedman

***Absent Members***

Rose Santiago  
Charles Knopp

***Zoom Members***

Penny Sikalas-Spring

***Public Present***

Kate Dale-Kelly  
Alex Zivian  
Charles Testagrossa  
Maria Testagrossa  
Frank Alessandrini  
Kathleen Kane  
Alan Devenish  
Olivia Hamele  
James Coughlin  
Olympia Avignone Ward  
Kathy Boody  
Sean Mahoney

David Kukle  
Gary Harvey  
Marcia Johnson  
Max Saenger  
Taylor Baker  
Roy Silver  
Dennis Hamcke  
Asimia Hamcke  
Athena Billias  
Lavie Peker  
Craig Bates

**ZOOM ATTENDEES – TO be Separately Attached**

## **PUBLIC HEARINGS**

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

- Marc Czermerys is working with the Town Board to hire a town engineering firm. The firm is working on a quote for Marc Czermerys to present to the applicant for doing an independent review of this project and to provide that review at the next meeting.
- He also stated that he would like to have in time to put it on the website so the public can read it before the next meeting.
- The name of the company is SLR.
- If the public has comments before the next meeting Marc Czermerys states they should send them to him and they can discuss them at the next meeting.
- Motion from Aleksandra Smith to hold the meeting open until June 4<sup>th</sup>, 2024 meeting 2<sup>nd</sup> Susan Kukle 5-0

### **Springwell Manor Modular Home site Plan parcel #166.00-5-17 Tannersville**

- F Alessandrini presenting
- This project is placing a modular home on this property for a family member.
- Asimia Hamcke is questioning if there is more than one building put on the property.
- Marc Czermerys states there will only be one building.
- Motion from Peter Kelly to close the public hearing 2<sup>nd</sup> Joe Zecca

5-0

Marc Czermerys will open the May 7<sup>th</sup>, 2024 meeting at 6:45pm

## **OLD BUSINESS**

### **Cortina Mountain Estates Extension of Conditional Subdivision**

- T Baker presenting
- Letter requesting a 90-day extension of the Conditional Subdivision
- Motion from Susan Kukle for an extension until August 6<sup>th</sup>, 2024.  
2<sup>nd</sup> Aleksandra Smith 5-0

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

#### **Elka Park**

- A Zivian presenting
- Marc Czermerys states the planning board is working with the engineer to get the information to the applicant so he can decide to proceed with the project.
- A new site plan was presented moving the new building 10 feet away from the neighboring property.
- Aleksandra Smith would like to know how the security will be.
- Applicant will have cameras at all entrances and are monitored by the state.
- The building will be ADA compliant
- Product will be cured, dried and shipped out biodegradable packaging.
- The soil will only be purchased once and stays for many years.
- All nutrients are non animal products.
- The waste from harvesting will be sent to a composting facility.
  
- Applicant already has dispensaries already to sell to.

- Susan Kukle wants to know if applicant is putting up signs warning people there are cameras.
- Marc Czermerys states the applicant will not be putting up any signage.
- Board will review the compliance letter before the next meeting.
- No other comments or concerns

**Fox Minor Subdivision Review parcel #166.13-1-3 Tannersville**  
TABLED until June 4<sup>th</sup>, 2024 meeting waiting for more information

**Stoney Clove Creek Air BnB and event Space Site Plan Review**  
**Parcel#181.00-2-5.2,-10**  
TABLED until June 4<sup>th</sup>, 2024 meeting waiting on approval of septic design

**Moutsinas/Redlinski Lot Line Adjustment Sketch Review**  
**Parcel #206.03-4-1, 216.01-4-1 Lanesville**

- G Harvey presenting
- 2 pieces of property in Lanesville
- Location is corner of Diamond Notch Rd & Route 214
- This project is a simple lot line adjustment to settle a property line dispute.
- The applicants have come to an agreement.
- No comments or concerns

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

TABLED Awaiting Town Board Action for a variance approval

## **Springwell Manor Modular Home site Plan Review**

### **Parcel #166.00-5-17 Tannersville**

- F Alessandrini presenting
- This project is adding a modular home on this property
- Updated site plan received
- Letter from DOH on water permit requirements received
- SEQR responses from DEP received
- No comments or concerns

## **Haines Falls Fire District Sketch Site Plan Review**

### **parcel #166.19-1-24 Haines Falls**

- B Feml presenting
- This project is constructing a new fire house to accommodate any new trucks or equipment.
- The applicant has new plans for the location.
- It will be constructed on Route 25 in Haines Fall.
- One entrance from 23A and one entrance from County Route 25
- Both sides of the building have bay doors.
- County Route 25 entrance will be paved and the Route 23A side is going to gravel.
- There will be a tree line with neighboring landowner
- Agencies involved will be DEC, DEP, NYS DOT and GC DOT.
- Motion from Peter Kelly to declare lead agency 2<sup>nd</sup> Joe Zecca 5-0
- Motion Susan Kukle to submit for GC 239 review 2<sup>nd</sup> Aleksandra Smith 6-0
- Motion from Susan Kukle for a public hearing at the June 4<sup>th</sup>, 2024 meeting at 6:30pm. 2<sup>nd</sup> Susan Freidman 6-0
- Public be heard-No comments

-Motion from Peter Kelly to close the planning board meeting

2<sup>nd</sup> Susan Kukle 6-0