TOWN OF HUNTER, VILLAGE OF TANNERSVILLE, VILLAGE OF HUNTER
SMART GROWTH COMPREHENSIVE PLAN REVIEW COMMITTEE MINUTES
March 17, 2026

CALL TO ORDER

A kickoff meeting for the Smart Growth Comprehensive Plan Committee was held on March 17, 2026, at Hunter Town Hall. It began at 6:00 pm and was presided over by Marc Czermerys.

ATTENDANCE

Town at Large
Marc Czermerys, Co-Chair
David Kukle, Co-Chair
Trent Poole
Sarah Slutzky
Ismael Villafane
Daryl Mercer
Neal Chernin
Aleksandra Smith
Robert Johnson

Village of Hunter
Paul Slutzky
Harout Dermenjian
Kevin McArdle

Village of Tannersville
George Kelly
Kody Leach
Serhiy Yevtushkenko

DOS Representative
Gina DaBiere-Gibbs

Planning Consultants
Margaret Irwin
Christina Snyder

Public Participants
Donna Haines-Wiliams
Susan Copley
Nathan Smith
Max
Sean Mahoney
Allison Curran
Reed Rubey
Lee McGunnigle
Adrian
Claire
Jonathan Gross

AGENDA ITEMS

Welcome and Introductions
Marc Czermerys and Margaret Irwin introduced the Smart Growth Comprehensive Plan grant awards and planning process over the next year to develop a combined intermunicipal plan for the Town of Hunter, Village of Hunter and Village of Tannersville. Gina Da-Biere-Gibbs with DOS and all Committee members introduced themselves, followed by public participants.

All Committee members received a large packet with all of the materials reviewed at the meeting, including:

- Committee Member contact list
- Participation Plan
- Smart Growth Assessment Form
- Combined Budget and Schedule
- Draft Survey
- SWOT to fill out

Core Planning Team and Grant Overview

- Consultant team includes River Street Planning and Development, Environmental Design and Research (EDR) and Prospect Hill Consulting. A fourth partner, Liz Kormos and Associates, will conduct the Housing Analysis.
- Housing analysis is being conducted to help inform the comprehensive plan and with adoption of a **Pro-Housing Community Law** for the Town of Hunter. For most large State grants now it's a requirement to be a Pro-Housing Community.
- Each municipality will **adopt a separate plan**, which will be the basis of their zoning updates within the respective communities.
- The plan will create a profile of the three communities, gather input from the public about vision and goals, and formulate a set of implementation actions for the next 10 years. The Committee discussed desired timeframe for

the plan, focusing on a potential goal of a ten-year runway, with a revisit every 5 years to keep up with changing communities. Committee can continue to consider this. It was noted that Tannersville zoning is 20 years old and seeks to support comprehensive plan as a roadmap for where to head and update zoning document.

- Magaret provided an overview of what a Smart Growth Comprehensive Plan seeks to accomplish, Smart Growth land use planning principles, and of the DEC and DOS funding provided for this plan (See PPT).

Smart Growth Assessment Form

- Gina DaBiere-Gibbs discussed the Smart Growth Assessment Form in the Committee's packet of materials and asked that Committee members review the form and fill it out prior to the next meeting.

Scope, Schedule and Budget

- Scope of work in packet of materials shows how the planning process will proceed task by task for both DEC and DOS, including community input and meetings, development of a Capital Improvement Plan, catalyst projects that will focus on the Town Municipal Center as a priority, and a series of plan reviews prior to public hearing and adoption.
- DEC grant also includes analysis for a draft Pro-Housing Community Law.
- Scope shows budget attached to each task for the DEC and DOS grants.

SWOT

- Margaret shared a sample Strengths, Weaknesses, Opportunities and Threats diagram, which offers a tool for Committee Members to assess where the communities currently stand. A summary that came from the current Town comprehensive plan is included in the packet for reference.

Next Month:

- Website will be posted
- Survey will be posted to Survey Monkey

Q&A and Committee Discussion

- **Do we have demographic birds eye view of municipalities?**
    - Liz Kormos is finishing demographic and housing component so this will be available soon.
    - Once survey is complete we may break out demographics again in response.
    - It will be broken out per municipality.
    - Sources are typically the Census, NYS data, school and tax data and a range of specialized reports but also have access to additional demographic data from other projects
    - Short term rental law will also provide information on housing that will be part of Liz's analysis.
- **Pro-Housing Component – is this a law that will be adopted afterwards?**
    - When the grant application went in this was a priority given the community has been in a housing crisis over past years. Pro-Housing Community came out in response to the affordable housing crisis across NY State.
    - Sean Mahoney –RUPCO has been brought in to develop housing as part of the Tannersville DRI grant award and Hunter has enacted short term rental legislation (also in Tannersville) and released and updated building codes. Hunter is embracing Pro-Housing Community fully as strongly needed here. Exterior of Town is completely State-protected land that will never change so Town must be super-efficient and thoughtful with limited developable land in the 3 municipalities. What does community want to see?
    - Margaret emphasized that having all three communities opt in will make a significant difference.
- **Do you have examples of Comp Plans from other Towns that dealt successfully with housing issues?**
    - Hasn't really been done yet as communities are just now waking up to housing crisis.
- **Do you have access to plans with heavily frequented winter sports areas?**
    - Yes, we can provide examples of plans focused on winter destinations.
- **What is role for public outside of the Committee Members?**
    - People who are willing to help can absolutely have a role in addition to Committee Members.

    - Survey is for entire community and people can help distribute this or promote at events.
    - Help with community outreach as volunteers to put up lawn signs, flyers, etc.
    - Influence over final direction of the plan.
    - A Participation Plan outlines all the community engagement that will take place throughout the communities in support of plan development.
- **How do you reach out to underserved people in the community?**
    - That's the hardest group of stakeholders to get to come to us unless we provide daycare or other supports. Includes older seniors, veterans, low-income people, people without homes.
    - Will start with organizations who serve people and work through them to connect with people with specific needs.
    - May develop special short survey targeted to specific situations or people if Committee feels it would be helpful.

NEXT MEETING

Next Committee Meeting is set for: Tuesday, April 21, 2026, from 6:00-7:30 pm at Hunter Town Hall.

Prior to next meeting, Committee Members are asked to:

- Review materials in Committee packet
- Consider how long you would like the Comp Plan to extend (five, ten, twenty years)
- Fill out Smart Growth Assessment Form
- Fill out SWOT analysis
- **Meeting dates:** Confirm recurring meeting date for Committee Meetings on THIRD TUESDAYS.
- Consider a preliminary date for first public meeting
- **Survey:** Review draft survey and plan to discuss survey outreach at next meeting. Consider whether a paper survey would be helpful in addition to the online survey.