

TOWN OF HUNTER PLANNING BOARD

MEETING MINUTES

OCTOBER 7TH, 2025

Board Members Present

Marc Czermerys
Penny Sikalis
Charles Knopp
Susan Kukle
Susan Friedman
Alexsandra Smith
Rose Santiago

Absent Members

Joseph Zecca

Public Present

A Oliynyk
David Kukle
Ron San Fillipo
Anthony Rizzo
Rafal Symansky
Jess & Laura Pierce
Fran Clark
William Clark
Joe & Melissa Dibbell
Maria & Karol Zapolski
Greg Lubow

PUBLIC HEARINGS

Westview Subdivision Minor Subdivision parcel #164.00-2-35 Hunter

- A Oliynyk presenting
- Applicant will be subdividing 1 lot into 3 lots w/ one 4-bedroom house on each lot
- Motion by Penny Sikalis to close the public hearing 2nd Susan Kukle 7-0

6493 Route 23A/Matayev STR Plan Review parcel #181.07-3-10. Tannersville

- W Clark presenting
- Applicant is at the meeting to get an approval for a 6-bedroom short term rental
- Karol Zapolski states he has a home on the west side of this STR.
- Mr. Zapolski states he and his wife Maria have had many issues with this property.
- Mr. Zapolski states the house was built too close to his home.
- Privacy is an issue as the deck on the second floor as it looks down into Mr. Zapolski back yard.
- Maria Zapolski states the AC unit is very close and extremely noisy.
- Motion by Susan Kukle to close the public hearing. 2nd Peter Kelly 7-0

Marc Czermerys will open the October 7th, 2025 meeting at 6:30pm.

Pledge of Allegiance

Member roll call.

Motion by Penny Sikalis to approve the September 2nd, 2025 Meeting Minutes
2nd Aleksandra Smith 7-0

OLD BUSINESS

Westview Subdivision Minor Subdivision parcel#164.00-2-35 Hunter

- A Oliynyk presenting
- DEC has no objections with board acting as Lead Agency
- Discussion was focused around shifting placement of residence on lot 1
- Board reviewed the maps and some changes will be needed.
- Applicant will return next month with changes.

6493 Route 23A/Matayev STR Site Plan Review, parcel #181.07-3-10.2 Tannersville

- W Clark presenting
- Board reviewed replies from DEC and DEP.
- Revised parking plan must be completed
- DEP & DEC has no objections with board acting as Lead Agency
- Marc Czermerys did explain to Mr. and Mrs. Zapolski that to file a formal complaint about the issues of noise and parking should be filed with the Code Enforcement Officer.
- Discussion was had with Mr. and Mrs. Zapolski about some of the issues being a neighbor of this STR and how the applicant can eliminate the issues.
- Marc Czermerys did explain to the applicant until he has a permit he cannot rent this STR.

NEW BUSINESS

Szymanski Site Plan, parcel #166.19-1-2, 166.19-1-1, 166.00-4-18 Tannersville

- R San Fillipo presenting Attorney Greg Lubow also present representing Mr. Symanski
- Project is processing lumber into firewood, sheds, mulch and furniture
- There will be three different lots.
- Extension of the building on the middle lot to store wood.
- Installing a concrete slab for a 5000 sf prefab fully enclosed building for retail, offices, a bathroom and warehouses items.
- Employee parking and dumpsters will be in rear of the building
- A small customer parking area will be in the front of the building
- Signage should be clear about entering and exiting.
- Would like to clear the site up to 1 acre of trees and undergrowth
- Applicant would also like to place another sign on the property to match the one that is already there.
- The large commercial trucks and equipment must be parked in the back of the building when not in use.

- A lighting and landscaping plan will be needed.
- Hours of operation will be needed.
- Motion by Charles Knopp to declare lead agency 2nd Penny Sikalis 7-0
- Motion by Penny Sikalis to request a 239 review 2nd Susan Kukle 7-0
- A public hearing was not scheduled.

Public To Be Heard

- Fran Clark wanted to know if the applicant can get a Short-Term Rental Permit,
- Marc Czermerys states no.
- Applicant wants to know why he can't rent now.
- Marc Czermerys states he must have a site plan and go through the process
- Marc Czermerys states that the applicant must do some updates before this project can be approved.
- Fran Clark wanted to know if there was a complaint from a neighbor will the applicant be able to get a permit.
- Marc Czermerys states the applicant needs to fix the issues that were discussed in the meeting.
- Charles Knopp explained that the applicant should work with the neighbors about the issues.

Motion by Penny Sikalis to close the planning meeting 2nd Susan Kukle 7-0