

TOWN OF HUNTER PLANNING BOARD
MEETING MINUTES
DECEMBER 2ND, 2025

Board Members Present

Marc Czermerys
Penny Sikalis
Joseph Zecca
Charles Knopp
Susan Kukle
Alexsandra Smith
Peter Kelly
Susan Friedman

Zoom Attendees

Rose Santiago
Maryann Culhane
John Curran
Erica Benjamin
Frank

Public Present

Donna Vespa
Greg Lubow
Sean Mahoney
Fran Clark
William Clark
Corey Benjamin
Anthony Coiro
Trent Poole
Anthony Rizzo
R Symanski
David Kukle
Moshe Matayev
Ruslan Naymon
Mike Cuso

PUBLIC HEARING

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

Tannersville

- R San Fillipo
- This property has three separate sites
- One is for retail, one for storing products and one for wood processing which includes the building of sheds and outdoor items.
- Donna Vespa wanted to state she came here to live in the quiet of Haines Falls. This seems very commercial and massive and why is it in the middle of the a residential area.
- Mike Cuso wanted to know if there is a lighting plan. Has there been a traffic study for this project.
- Marc Czermerys states that a traffic study is not warranted.
- Greg Lubow explains the lighting will be down lighting
- This site will operate within the noise ordinance.
- Maryann Culhane wanted to know where the 5000 SF retail building is going to be placed.
- Marc Czermerys states it will be on the west side of the property.
- John & Ada Curran and Donna & John Brower both have sent letters explaining their concerns on this project.
- Letter from Code Enforcement Officer was read.
- Donna Vespa is happy that letters were sent with their opinion of this matter and would like to have a zoning law.
- Susan Kukle and Aleksandra Smith would like to extend the public hearing.
- A motion by Penny Sikalis to close the public hearing 2nd Peter Kelly 5-2

Marc Czermerys will open the regular meeting.

Pledge of Allegiance

Motion by Joseph Zecca to approve the minutes with corrections

2nd Peter Kelly 7-0

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

-Marc Czermerys stated to the applicant because of the numerous violations and other issues with this short term rental, he is making a motion to deny the application for an STR at 6493 23A in Tannersville 2nd Penny Sikalis 7-0

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

- R San Fillipo
- Board reviewed the plans with the new changes.
- The lighting plan has been changed. Lighting will be on customer and employee parking lots at the retail building.
- The propane kiln is going to be placed on a slab.
- Larger vehicles will be placed in the back of the property
- The retail store will have a gable roof with a porch with ceiling lights.
- Evergreens will be put in front.
- Applicant addresses traffic patterns. The large trucks can go in the property and turn around so there is no backing out on Route 23A.
- Mr Lubow states the residence is occupied by the manager of the business, his wife and 2 children. There is not enough room for a fence around the residence. It would make the trucks a lot harder to move around.
- Marc Czermerys states if the CO is pulled from the residential home it can just sit empty. It must be noted on the maps what it is being used for.
- Hours of operation for the lumber processing will be 7:00am-6:00pm except on Sundays when the lumber and sawmill will not be operating.
- The landscaping and retail business will operate from 7:00am-6:00pm 7 days a

week except in the winter it will be 7:00am-8:00pm

- There will not be a tub grinder on site.
- Penny Sikalis wanted to know if the traffic will increase with the large trucks.
- Applicant states it probably will not be a iamount of traffic.
- The display area outside will be sheds, chicken coops, chairs and some items brought in that are not made at the site.
- A suggestion was made by Charles Knopp to visit the site to see how it will look with the changes that have been made.
- The board discussed the signage for the property.
- The Town of Hunter Board will determine if the applicant can have two signs.
- Applicant will make changes on the maps and will attend the next meeting.

NEW BUSINESS

6499 State Route 23A Site Plan Review parcel #181.07-3-8.1 Tannersville

- R Naymon present
- This is a Short Term Rental.
- This house was previously used as a multi family house.
- It is on the tax roles state it is a single family house.
- The applicant would like to change this residence into a 2 bedroom STR and a 6 bedroom STR.
- Code Enforcement Officer will have to inspect to make sure the bottom floor has egress windows.
- This property has village water and sewer.
- The building has a front deck and a side deck.
- The applicant states he has a bear proof dumpster.
- There will be six parking spots in the front and two in the back.
- Motion by Peter Kelly to be lead agency 2nd Alexsandra Smith 7-0
- Motion by Penny Sikalis to submit for Greene County 239 2nd Susan Kukle 7-0
- Motion by Peter Kelly to hold a public hearing at the January meeting.

2nd Susan Kukle

Browery Presents/Hunter Foundation

Discuss action before Tannersville Board as slight overlap for Town as an involved Agency.

- Marc Czeremerys states this project is going to be a concert series in 2026 with the location being at the Colonial Country Club Golf Course in Tannersville.
- The Village of Tannersville will be 90% lead agency and the Town Board will need a vote for a small portion of the property.
- There will be a meeting in January with a public hearing should the Village Board feel it's appropriate to move forward.
- There are a few plans for parking for this event. One would be Hunter Mountain.
- The second parking site is Bear Creek on Route 214 that will require site plan review.
- The third possible parking location would be Kissley Road off Bloomer Road which is within walking distance to the concert location.
- There will be camping on the golf course site.
- Trying for 2 consecutive weekends.
- The number of attendees would be around 12, 500.
- There will be more information provided when it gets closer to the summer.

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