

TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
JANUARY 6TH, 2026

BOARD MEMBERS PRESENT

Marc Czermerys
Peter Kelly
Susan Kukle
Charlie Knopp
Joe Zecca
Susan Friedman
Rose Santiago

ABSENT MEMBERS

Alexsandra Smtih

ZOOM ATTENDEES

Penny Sikilas
Sam Martin

PUBLIC PRESENT

John Brower
Donna Brower
Ada Curran
John Curran
Anthony Coiro
Sean Mahoney
David Kukle
Ron San Fillipo
Anthony Rizzo
Rafal Szymanski
Greg Lubow

PUBLIC HEARINGS

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

- R Naymon presenting
- Project to renovate the residence from a one family to a 2 family STR
- Two separate units
- 6 Bedrooms in the first unit and 2 bedrooms in the second unit
- No public concerns

-Motion by Charles Knopp to close the public hearing 2nd Joseph Zecca
7-0

Marc Czermerys called the regular planning meeting to order at 6:35PM.

The Pledge of Allegiance

Swearing in the of the alternates Rose Santiago and Susan Friedman
for 2026.

Motion by Susan Kukle to approve the December 2026 minutes as presented.
2nd Peter Kelly 7-0

OLD BUSINESS

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

Haines Falls

- Ron San Fillipo presenting
- Updated maps were provided to the board
- Only one sign will remain on the property
- Included a fence around the patio of the residential home.
- Marc Czermerys would like a fence around the entire home separated from the commercial property.
- Discussion was held about the entrance and exit of traffic flow.
- The hours for this business are Monday-Saturday 7am-7pm for the wood processing. Retail will be open Monday-Sunday 7am-9pm.
- Penny Sikilas wanted to know about lighting. No need for additional lighting.
- Concrete bins are going to be built 6 feet high
- Ron San Fillipo states there will be trees to cover the bins.
- Parking is sufficient for the retail.
- Letters from neighboring landowners were read by Marc Czermerys.
- Motion by Susan Kukle to approve the public hearing be reopened at the February 3rd, 2026 meeting. 2nd Joseph Zecca 7-0

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

- R Naymon presenting
- Applicant owns a residential home and would like a STR
- Two units, one with 2 bedroom and one with 6 bedrooms
- Both have separate entrances

- Board reviewed updated maps
- DEC and DEP letters would like to know if the existing parking is all that is needed.
- Rose Santiago will do an inspection of the property and wants to confirm how many bedrooms are in the building.
- Part 1 and Part 2 SEQR reviewed by the board.
- Motion by Susan Kukle for a negative declaration 2nd Joseph Zecca 7-0
- Motion by Marc Czermerys to approve the site plan as presented with the condition that for the number of bedrooms requested for the STR part of the site plan that is determined by the Code Enforcement Officer when they make their visit for the fire inspection that said number of bedrooms is appropriate for the building. 2nd Charles Knopp 7-0

Bear Creek-Concert Parking Site Plan Review parcel #181.00-8-27

Elka Park

- S Martin presenting
- The Village of Tannersville will be taking lead agency for this project and will be doing SEQR.
- Town of Hunter will be doing public hearings.
- Bear Creek property is in the Town of Hunter and will present the parking part of this project
- This will be part of a project for a concert series being held at Colonial Golf Course in September.
- This event planner states it can hold 12,000 people.
- It will be held over two weekend with 4 separate concerts.
- Hours of event will be 4pm-10pm
- The concert attendees will be picked up from Hunter Mountain, Bear Creek Landing and taken to the event.
- A signage plan has been provided around the areas where the attendees are to park.
- Hunter Mountain will hold approximately 2350 parking spaces.
- Bear Creek Landing has approximately 1900 parking spaces.
- Lighting will be provided.
- Traffic guards will be available when the event is over when the majority of the vehicles are leaving.

Kissley Rd Concert Campground Site Plan Review parcel #181.00-8-27
Elka Park

- S Martain presenting
- This property will be used for 150 camping sites for the Concert Series in September 2026.
- Attendees will walk directly from Kissley Rd to the venue via the bike path.
- Each camping site has a bed, frame and night stand. No personal tents will be allowed.
- Restroom and shower trailers will be provided.
- Light towers will be provided.
- 24 hour camping operations will be available
- No food will be provided and campers can bring their own.
- Emergency access to Kissley Road needs to be opened at all times.
- Entrance to the bike trail needs to be lit.
- The east side of Bloomer Road needs to be manned so traffic will be slowed down for campers crossing the road to the bike path.
- Motion by Susan Friedman submit for a 239 for Kissley Rd and Bear Creek Landing. 2nd Joseph Zecca 7-0
- Motion by Joseph Zecca to hold public hearings for Bear Creek Landing and Kissley Rd at the February 3rd, 2026 meeting 2nd Susan Kukle 7-0
- Motion by Susan Kukle to close the planning meeting 2nd Rose Santiago 7-0