

**TOWN OF HUNTER PLANNING BOARD
MEETING MINUTES
FEBRUARY 3RD, 2026**

Board Members Present

Marc Czermerys
Joseph Zecca
Susan Kukle
Aleksandra Smith
Peter Kelly
Rose Santiago

Zoom Attendees

Charles Knopp
Maryann Culhane
Lara Hamrah-Poladian

Absent Members

Susan Friedman
Penny Sikalis

Public Present

John Brower
Donna Brower
John Curran
Ada Curran
Donna Vespa
Roger Armstrong
Bob Janisweski
Kevin Thompson
Athena Billias
David Kukle
Anthony Coiro
Clare Bassile
Greg Lubow

Sean Mahoney
Dede Thorpe
Ed Thorpe
Mara Lehman
Lee Boody
Kathy Boody
Jean Griffin
Catherine Legg
Fran Clark
Wil Clark
Anthony Rizzo
Rafal Szymanski
Mr Brown

PUBLIC HEARINGS

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

- R San Fillipo
- Currently the location has merged two lots for a lumber processing operation that makes sheds, outdoor structures and furniture.
- Applicant would like to expand into retail and landscaping material and will be acquiring another lot to the west of the original site which would be a retail business
- On the east side of the site would be bins with decorative stone, mulches and sand for landscaping.
- Expanding with a 5,000 SF building for warehouse space with 3,000 for warehouse space and 1,200 SF space for indoor retail.
- No change in signage. There will be only one sign on the property.
- Applicant would like to add a self contained wood kiln unit measuring 8ft x 24 ft with fencing.
- They will be adding landscaping across the front of the property
- Marc Czermerys opened the floor for public comments.
- Mara Lehamn general questions about the project and Marc Czermerys stated all of the questions will be answered in the regular meeting after the public hearings are over.
- Dede Thorpe is very interested in the aesthetics of the project.
- Athena Billias also would like to know about the appearance of the business because we live in a tourist area and we are on the scenic by-way
- Jean Griffin was wanting to know about the environmental impact of this project. She also wanted to know about the third lot. Marc Czermerys states the applicant is leasing the 3rd lot from the owner of that property.
- Maryann Culhane shares the property line with the applicant and is concerned about her well which is only 20 feet from the property line and would like to know if the plans will be changed at any time.
- Marc Czermerys states nothing is finalized yet.
- Donna Brower states there is no way to mitigate the extremely loud noise. from the trucks that have to go in and out of the property many hours a day.

- John Curran lives across the street and stated that the applicant plowed a large amount of snow onto his property. He is concerned that there is so much on the applicants property he does not have a plan for snow to be placed. He would also like to have any damage from the snow to be repaired in the spring.
- David Kukle, Mountain Cloves Scenic By-way sent a letter and would like to address the issue with cross traffic traveling onto 23A between parcels. He states there should be a way to not enter 23A to drive to the other parcels. That would help avoid any traffic issues.
- John Cuozzo would like to know if all the wood is processed on this property.
- Aleksandra Smith asked the immediate neighbors if the noise has increased since the applicant has bought this property and the answers from the neighbors was yes it did increase.
- Maryann Culhane states that there is no buffer between her property and the applicant's property. It is very loud and the traffic has increased.
- The board has agreed to hold this public hearing open for another month as more information is needed.

***Bear Creek Landing Concert Parking Site Plan Review parcel #181.00-2-1
Tannersville***

***Kissley Rd Campground Site Plan Review Parcel #181.00-8-27
Tannersville***

- Sam Martin D Elsom presenting
- This is a proposed concert series in the fall of 2026 at Colonial Country Club in Tannersville.
- This will be 2 weekends back to back.
- This will be a 12, 500 person show.
- The event has proposed 2 parking locations. One is at Bear Creek Landing and the other is at Hunter Mountain and a shuttle will bring them to the venue.
- The event also proposed 2 camping locations. One is Kissley Rd and the other one is at the end of the golf course.
- The event is being produced by Bowry Presents which is a subsidiary of Of AEG which is a large international concert promoter and producer in collaboration with Gravity Productions operating agency and working

closely with The Hunter Foundation.

- Kissley Rd will have 152 campsites w/1 car per campsite.
- Bear Creek Landing site will have between 1,000 to 1,500 parking spots utilizing both east and west areas.
- Hunter Mountain will have approximately 2,300 parking spots.

Bear Creek Landing 181.00-2-1 Tannersville

- Comments from the public
- David Kukle, Mountain Club Scenic By-way, we would just like to acknowledge the work that they've done on the parking and that we advise everyone that there will be no bus loading on Route 214.
- Roger Armstrong wanted to be sure that the property on Route 214 gets cleaned up after the concert goers leave.
- Roger Armstrong also wanted to know about the problem that might occur if it rains. The property on the east gets very wet and cars may have a getting out.
- Marc Czermeys states they are working on the issue of water so everyone gets out safely.
- Bob Janiszewski wanted to know why can't the camping be at Bear Creek Landing instead of Kissley Rd since there has been camping there in the past.
- Marc Czermerys state the plans are not in the final stages and the camping could be changed if necessary.
- Fran Clark would like to know about the trash removal and traffic problems that might occur.
- Marc Czermerys states this event will have a mass gathering permit and questions about traffic issues will be questions for the Village of Tannersville as the main event is in the Village.
- No other comments or concerns from the public at this time.
- Marc Czermerys and the board would like to hold this public hearing opened until the March Planning Meeting to acquire more information.

Kissley Road parcel #181.00-8-27 Tannersville

- Roger Armstrong wants to know about the fencing.
- Sam Martin states they are putting a fence up so no people can go on Mr Armstrongs property as security will be there 24 hours.
- Roger Armstrong states the end of Kissley Rd is a dirt road and it's going to be quite a disruption with a lot of traffic and there should be a traffic light or a person directing traffic at the end of Kissley Rd and Bloomer Rd.
- The set up on Kissley Road will be about a week and all the equipment will be staying on the property for both weekend events.
- Sam Martin states there will be no fires.
- Bob Janiszewski would like to know if you need a car for the Kissley Rd campground or can you just walk in and park your car somewhere else so he would like to suggest running a shuttle as there already running a shuttle from Bear Creek Landing.
- Kathy Boody has a suggestion that the campground has bear proof dumpsters.
- No more concerns or comments from the public
- The board and Marc Czermerys would like to hold this public hearing opened until the March Planning Meeting to acquire more information.

Pledge of Allegiance

Swear in A Smith as Planning Board Member from 1/1/2026-12/31/2032

***Motion by Aleksandra Smith to approve the January 6th, 2026 minutes
With corrections 2nd Susan Kukle 7-0***

OLD BUSINESS

Cortina Mountain Estates extension Conditional Subdivision

- T Baker presenting
- Request from T Baker to acquire an extension on the subdivision and 1 year extension on the site plan.

-Motion by Peter Kelly to extend the conditional site plan to 2/2/2027.
2nd Joe Zecca

-Motion by Peter Kelly to extend the conditional subdivision 90 days to
05/05/2026. 2nd Aleksandra Smith

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

- R San Fillipo presenting
- Marc Czermerys would like to acknowledge receipt of the letter from the public and the neighboring landowners.
- Marc Czermerys like to acknowledge he received updated dated for the site plan map late last night.
- Board had a discussion of the parking and driving directions on this property.
- Mr San Fillipo explained no one will be backing out on to Route 23A and most of the non commercial traffic will only be going to the retail shop. Only the larger trucks will be going onto the back of the property.
- The new building will have a covered porch in the front.
- Marc Czermerys would like to have the fence around the residential also contain the play area on the 23A side of the house.
- Marc would like the applicant to complete a sound study.
- SEQR cannot be completed without it.
- Marc Czermerys would like to do a site walk through on this property in order to get an idea of where the equipment will be placed.
- Mr San Fillipo state Phase One of this project would be to fortify the residence and build half of the bins and the rest used for parking.
- Applicant also need to make sure that all the road is created up to the new property and boulders will be put in the front of the property to make a physical and visible barrier.
- All display work will be behind the barrier.
- The landscaping will have to be done in phase one to mitigate the site line from the scenic byway.
- Applicant will be returning next month with further information.

***Bear Creek Landing Concert Parking Site Plan Review parcel #181.00-2-1
Tannersville Village of Tannersville Planning is lead agency
Kissley Rd Concert Campground Site Plan Review parcel #
181.00-8-27 Elka Park***

- S Martin presenting
- Marc Czermerys would like Sam Martin to present the planning board with specific details on the Kissley Rd site.
- Board discussed a site visit when the weather is better.
- Applicant will be returning next month with more information.

***6493 Route 23A Short Term Rental Site Plan parcel 181.07-3-10.2
Tannersville***

- W Clark presenting
- This is a short term rental site plan.
- Marc Czermerys states they should have an executive session for this matter.
- Motion by Susan Kukle to go into executive session 2nd Peter Kelly 7-0
- Motion by Peter Kelly to come out of executive session 2nd Susan Kukle 7-0
- This is a 6 bedroom STR
- There is a parking plan.
- The board reviewed the plan and had no other concerns or questions.
- Motion by Susan Kukle to hold a public hearing at the March 3rd, 2026 meeting.
2nd Charles Knopp 7-0

NEW BUSINESS

Thompson Excavating Site Plan Review parcel #182.08-1-5 Haines Falls

- K Thompson presenting
- This project is for a new garage on the property to store his excavating equipment.
- The garage will be 50x56 wood with steel on the outside and 24 feet high

on the inside.

-There will be a carport 30x50.

-The site already has adequate parking space and would use the existing driveway.

-Motion by Peter Kelly to declare lead agency 2nd Charles Knopp 7-0

-Motion by Susan Kukulski to submit to Greene County for a 239 review
2nd Aleksandra Smith 7-0

-Motion by Peter Kelly to hold a public hearing at the March 3rd, 2026
meeting. 2nd Joseph Zecca 7-0

Public be heard-No other comments in this meeting.

Motion by Aleksandra Smith to close the monthly meeting. 2nd Rose Santiago
7-0

John and Ada Curran
5541 Route 23 A, Haines Falls, NY 12436

January 19, 2026

Town of Hunter Planning Board
PO Box 70, 5748 Route 23A
Tannersville, NY 12485

Attn: Marc Czermerys, Chair Person

Regarding parcels under review as follows: #166.19-1-2, 166.19.1-1, 166.00-4-18, located at 5550 Route 23A in the Town of Hunter (Haines Falls).

Dear Planning Board Members:

Thank you for holding a second public hearing on this Modification of Site Plan and for continuing to take comments on what has become an evolving project. Based on items discussed at the January 6, 2026 meeting and a review of Local Law No. 11 of 2016 which gives the Planning Board the authority to approve, approve with modifications or disapprove site plans, we offer the following comments which are in addition to our previous comments.

Article 3 states in part: "New development should not detract from the scenic values, rural character, visual qualities of Hunter's landscape and historic character and should also complement existing public facility, road network and development patterns." We ask the Planning Board if they feel the proposed site plan complies with this requirement. We feel it doesn't.

Article B Performance Bond: It was discussed at the last meeting that this may become a phased project. A Certificate of Occupancy can not be issued until the entire project is complete. We ask the Planning Board to require a performance bond, as allowed by Article B, if this project does become a phased project. A half-completed project would certainly not comply with Article 3 referenced above.

Article C States in part: "Noise, Nuisance – An undesired audible sound that interferes with enjoyment and use of property. For purposes of this law a decibel level exceeding 70 dB measured at the property boundary shall be a nuisance noise." This also seems to be a requirement of the Town Noise Ordinance. We doubt that a wood chipper in operation could meet this requirement. Since the applicant states he is already using the chipper, we would ask the Planning Board to have the applicant demonstrate this requirement can be met.

Article D, 4 States in part: "Development should be screened from view behind fields or with evergreen or hardwood trees maintained between the road and the structure." And "All mechanical equipment should be screened with fences, walls or vegetation, behind sloped roofs or at rear of buildings." We ask the Planning Board to insure this is addressed.

Article E, 4 States in part: "An Owner's Authorization Form must also be submitted if the applicant is not the owner of the subject property." The site plan indicates part of the land will be leased, we ask the Planning Board to insure there is a legal agreement with the owner of record.

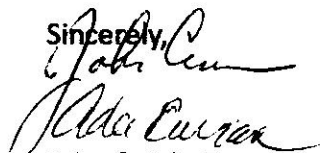
Article F, 1 has a multitude of requirements that concern us but we want to emphasize Section I "Protection of ambient noise conditions.", Section M "The protection of adjacent or neighboring properties against noise, glare, dust, air pollution, unsightliness, or other environmental hazards or objectionable features." and Section P "Compatibility with neighborhood character and overall rural character." We feel this project does not comply with any of these requirements.

Article F, 2, D, 1: States "Where increases of traffic may have the potential for adverse impacts to the site, its users, and the surrounding area, the Planning Board may require the applicant to complete a traffic study. The Planning Board may also require the applicant to provide traffic improvements as a condition of site plan approval, or, as pertinent, alter the design of the proposed development." Although there appears to be 3 existing curb cuts, at least 2 of them were for residential use and not intended for commercial truck traffic. We ask the Planning board to require a traffic study.

Article F, 2, G, 6, States "Site design, whenever possible, should take advantage of opportunities to screen and buffer the proposed development from adjacent sites. Adequate screening and buffering through the use of plant materials or other means (e.g. earthen berm, wall, or fence) may be required by the Planning Board to mitigate visual and noise impacts to adjacent sites and roadways. Screening may also be required to hide visual impacts of site features, such as dumpsters and loading docks." Again we ask the Planning Board to ensure this requirement is met.

Based on our review of the of Local Law No. 11 of 2016 we do not see how this project can be approved by the Planning Board as submitted. It's apparent to us that Local Law No. 11 of 2016 was enacted to protect the community from projects that could be detrimental to an established neighborhood such as this project.

Sincerely,



John & Ada Curran

To: Marc Czermerys, Town of Hunter Planning Board Chairperson, Sean Mahoney, Town Supervisor and Rose Santiago Town of Hunter Building Inspector.

From: Maryann Culhane

Date: January 31, 2026

Subject: Formal Opposition to the Szymanski Business Proposal – Tax Maps: Tax Maps; 166.19-1-2, 166.19-1-1, 166.00-4-18

Dear Mr. Czermerys, Mr. Mahoney and Ms. Santiago,

I am writing to formally express my concerns regarding the proposed changes to the Szymanski Business proposal, which directly borders my property at 5534 NY State Route 23A, Haines Falls (Tax Map 166.19-1-29).

After reviewing the plans provided by Mr. Czermerys on January 20, 2026, and considering the Building Inspector's letter of concern, the following issues pose a significant threat to the environmental safety and residential character of our neighborhood:

- **Environmental & Water Safety:** My primary concern is the potential contamination of neighboring residential water wells, including my own. According to the Szymanski business plan "landscaping materials will include but not limited to stone, sand, gravel, pavers, mulch, sod, lights etc." What is not clear is what **other** materials may be stored in these bins. Will fertilizer and/or manure be one of those items? Will any chemicals, additives, or other substances be present that could contaminate a private residential water well system? Homeowners should not be expected to understand or monitor the wide range of commercial landscaping materials that could pose a threat to groundwater. The responsibility must be on the applicant to prove that these operations are safe. I strongly urge the Board to require documented proof that all storage bins for landscaping materials and other potentially harmful products are impermeable, include a secondary containment system and are supported by a sealed drainage system with zero filtration. Any seepage or runoff (surface borne effluent) from dyes (natural or synthetic), pesticides, any landscaping chemicals/additives, and machinery chemicals/fluids could render our water uninhabitable and unsafe for human consumption. **My water well is less than 20**

TOWN OF HUNTER
JAN 03 2026

feet from the property line. Placing my primary water source within the immediate **recharge zone** of the applicant's operations.

- **Buffer & Noise Pollution:** The current proposal lacks an adequate vegetative buffer particularly in the fall and winter months when deciduous trees offer little protection. Without a substantial sound and visual barrier, the day-to-day operation of this expanding business will significantly impact the peaceful use of my home. The Business plan currently states hours of operation for the sawmill will be 6 days a week 7am-6:30p, closed on Sundays. The retail store (hours 8a-6pm) and the landscaping materials (hours 7am-5:30am) sections of the business will be open 7 days a week. Even at these hours, the noise from heavy machinery, combined with increased delivery and pick up traffic using the middle and east driveways for delivery and pickup will be substantial. Is there any intention to extend these hours in the future? What is the plan for sound and visual buffer between the business and residential properties? Other than the nonevergreen tree line currently? Odor is another concern: smoldering mulch, fertilizer/manure, gasoline and diesel fumes, exhaust from trucks and equipment will all be present as **my house is less than 20 feet from the property line.** At that distance, there is no meaningful separation between industrial activity and residential living.
- **Infrastructure & Traffic:** The increase in heavy truck traffic—using west, middle and east driveways will far exceed current usage. Deliveries, pickups, customers and operational traffic will place additional strain on local roads and introduce new safety risks for residents. The safety of residents must be prioritized over industrial expansion.
- **Compliance:** As noted by Building Inspector Rose Santiago in her letter dated December 02, 2025, there is a documented history of noncompliance and fines associated with this site. Granting further changes to a property with outstanding legal concerns sets a troubling precedent.
- **Property Value:** *The expansion of a large commercial business in such close proximity to my residential property will unquestionably diminish my property value because of the loss of residential quiet enjoyment.* Noise (early morning/late evenings 7 days a week), odors (gas, diesel/fertilizer, smoldering mulch), traffic (trucks and vehicles slowing /stopping to enter/exit the three driveways and

increased exhaust fumes), and unpleasant commercial visibility. An appraiser will classify this under **adverse external influences** on a Uniform Residential Appraisal Report (URAR).

Requested Conditions for Approval

I ask the Planning Board to consider the long-term impact on our families and our futures. To ensure the protection of the local aquifer and prevent the contamination of neighboring **sensitive receptor sites**, I respectfully request from the Board that the following be required as binding conditions of any approval:

1. **Impermeable Secondary Containment:** All storage bins for bulk commodities, including but not limited to mulch, sod, and treated pavers—must be constructed on a **non-permeable bituminous or concrete base**. This must include **secondary containment** (such as curbing or bunds) to prevent **leachate** from dyes, organic additives, or decomposing matter from entering the groundwater.
2. **Zero-Infiltration Stormwater Conveyance:** The proposed drainage swale must be engineered as a **lined conveyance system with zero-infiltration**. A **standard earthen swale is insufficient at this proximity to a private water well**; a synthetic or clay liner is required to prevent **point-source pollution** from migrating into the water table.
3. **Prohibition of Materials of Concern:** The applicant must provide an exhaustive list of all stored materials and materials that pose a risk to drinking water must be explicitly prohibited from on-site storage.
4. **Hydrogeologic Sensitivity Analysis:** Given the insufficient **setback distance** of approximately 25 feet, I request a professional study to determine the **hydrologic connectivity** between the site's runoff and the adjacent private wells.
5. **Regular Water Testing:** The Syzmanski Business should be required to fund annual baseline and annual ongoing water quality testing of the adjacent neighbors' water wells.

Under New York State Department of Health Appendix 5-B, the protection of individual water supplies is paramount. Any seepage/contamination from dyes, pesticides, or hydrocarbons could **permanently** render our water uninhabitable and create significant liability for both the Syzmanski Business operator and the municipality. I do not want to

John and Ada Curran
5541 Route 23 A, Haines Falls, NY 12436

January 27, 2026

Town of Hunter Planning Board
PO Box 70, 5748 Route 23A
Tannersville, NY 12485

Attn: Marc Czermerys, Chair Person

Regarding parcels under review as follows: #166.19-1-2, 166.19.1-1, 166.00-4-18, located at 5550 Route 23A in the Town of Hunter (Haines Falls).

Dear Planning Board Members:

Thank you for continuing to take comments on this ever-evolving project. The recent snow storm of January 25, 2026 has brought to light yet another problem with the applicant's site plan. Apparently, the applicant's site plan has no provisions for snow removal. It appears there is so much equipment and landscaping supplies on the site there is no room to pile snow. During the referenced snow storm the applicant plowed snow across Route 23A and piled it on our property and our neighbor's property. This created an extremely dangerous condition by limiting our sight distance while exiting our driveway. The applicant's lack of respect for boundaries and putting his neighbors in harm's way should not be tolerated. We ask the Planning Board to REQUIRE the applicant to have a snow removal plan that respects the neighborhood and does not put his neighbors in danger.

I am attaching photos, please note in the photo of his property the relatively small size of the snow banks in relation to area cleared. Reason, the snow was pushed onto our property.

Sincerely,

John & Ada Curran

Cc: Sgt. Robert Haines

Anthony Coiro
5507 Rt. 23A
Haines Falls, NY 12436

February 3, 2026

Attention: Syzmanski Commercial Property Request

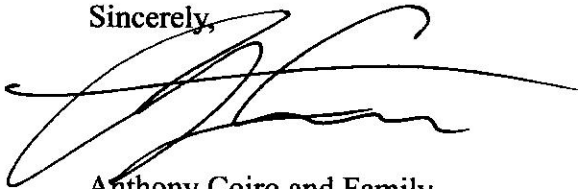
Town of Hunter Planning Board Members:

As representatives of our community, I want to take a moment to acknowledge the work you are doing on our behalf, and the serious impacts your work has on our growing community. The landscapes for working businesses are the first things that visitors see as indelible images of the community it is to represent. Sadly, it is hard to grasp what the Syzmanski property will say to visitors driving past. From the perspective of the homeowners, and nearby residents, it is difficult to see anything appealing to those traveling along our state sanctioned scenic byway. As concerned residents and neighbors, this project must be held to the highest standard, as it sits at the gateway of our community, and what the byway represents to the historical Catskills and its watershed.

To look at the bigger picture, our communities governing sector has seen excellent results when working with other local businesses to improve their sites to protect the safety and wellness of those who live and visit our community. This project should be held to a higher standard, as the bar has been set in precedence by those other businesses who chose to comply with the improved standards. The size and scope of the Syzmanski plan should not be rushed, and probably deserves more input from the community at large.

As an aside, My family and I would like to see a more robust viewshed plan to compensate for the noise and aesthetics of the property in question.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Coiro', with a long horizontal flourish extending to the right.

Anthony Coiro and Family

become an example of a homeowner whose water supply was compromised/contaminated after the fact.

We all deserve the opportunity to prosper while living in a safe and peaceful environment. I trust that the Town of Hunter Planning Board will carefully consider the long-term consequences of this proposal and make a decision that protects the health, safety and integrity of the community.

Respectfully submitted,


Maryann Culhane

Phone (845) 492-6708

January 30, 2026

Town of Hunter Planning Board
PO Box 70
5748 Route 23A
Tannersville, NY 12485

Re: 5550 Route 23A Modification of Site Plan

Dear Members of the Planning Board,

I am writing as a nearby homeowner to share my concerns regarding the proposed site plan currently under your review for 5550 Route 23A (parcels 166.19-1-1, 166.19-1-2, and 166.00-4-18) in Haines Falls. I appreciate the time and care the Planning Board devotes to reviewing applications and protecting the long-term interests of our community.

I grew up in Haines Falls, directly across the street from this location when it operated solely as a sawmill. I clearly remember the noise from that operation and how it disrupted the peace and quiet on an otherwise beautiful day spent outside enjoying our property. That operation, however, was far smaller in scale than what is currently being proposed, which at least provided nearby residents some relief from industrial impacts. The quiet, peaceful nature of Haines Falls and its small-community character are what drew me back after college, and I purchased a home not far from this site five years ago. Allowing a facility of the scale and intensity proposed, in this central hamlet location, would fundamentally change the character of Haines Falls.

One of my primary concerns is the proposed operating schedule of 7:00 a.m. to 6:30 p.m., seven days a week. These extended hours feel out of character for this area within the Town of Hunter and would likely result in near-constant noise, truck traffic, dust, and general disruption. Such a schedule would leave nearby residents with very little relief even during evenings or weekends.

The intensity of the proposed operation is not compatible with surrounding land uses. A sawmill and mulching operation constitutes a high-intensity industrial use, not a low-impact or accessory activity. Continuous operations for over eleven hours per day, seven days per week, would create ongoing noise, vibration, and truck traffic that are inconsistent with nearby residential and rural uses. The duration and intensity of these activities exceed what is reasonable or appropriate for this location. While the proposal indicates that small trucks will be delivering materials, the cumulative impact of repeated truck trips remains a concern, and logging trucks are not what I would consider small.

Noise impacts are another significant issue. Sawmills and grinders generate persistent, impulsive industrial noise that cannot be effectively mitigated by standard buffers. The lack of meaningful quiet periods due to extended weekday and weekend hours would negatively affect the quality of life for nearby residents.

The site is also located within the New York City drinking water supply watershed, which is subject to heightened environmental protection standards. Mulching and sawmill operations may involve fuel and hydraulic fluids, heavy equipment, wood waste, fine particulates, and increased stormwater runoff. The proposal includes increased impervious surfaces, disturbed soils, and material stockpiles. Wood debris and fines can transport nutrients and pollutants into surface waters, and any failure in containment or stormwater controls poses a direct risk to source water quality. The application does not include documentation demonstrating that required registrations or permits have been applied for or obtained, nor does it show that the operation is exempt from the NYC Watershed Rules and Regulations.

Mulch processing facilities are regulated under New York State solid waste management rules, and it does not appear that these requirements have been fully addressed in the proposed site plan. Depending on the scale of the operation, a registration or permit may be required, which could trigger additional requirements such as buffer distances from sensitive features. These may include setbacks of 25 feet from property lines and 200 feet from residences, potable wells, surface waters, and state-regulated wetlands. The Planning Board should not approve a site plan without confirmation that all required NYSDEC approvals have been obtained or that compliance is feasible.

Our community is primarily residential and rural in nature. Many residents chose to live here for the clean air, quiet surroundings, and sense of safety it provides. An industrial kiln and mulching operation are inconsistent with the scale and character of the area. I respectfully request that the long-term environmental and social impacts be carefully evaluated and that residents be given meaningful opportunities for input before any approvals are granted.

Mulching operations are also widely recognized as significant fire hazards. Stockpiled mulch and wood debris can spontaneously combust, and once ignited, such fires are extremely difficult to control. Given our area's limited firefighting resources and the proximity of homes and wooded areas, a fire originating from this operation could have devastating consequences for residents, property, and the surrounding environment. Increased truck traffic and industrial equipment further elevate safety risks, particularly during high-risk fire seasons. A single incident could place an overwhelming burden on local emergency services.

I am also concerned that approval of this proposal would set a precedent for allowing industrial operations within primarily residential areas of our town. If approved without full consideration of the negative impacts, the resulting changes to our close-knit community would be significant and nearly impossible to reverse.

I understand the importance of supporting local businesses. However, I respectfully believe this proposal, as currently presented, places too great a burden on nearby

January 30, 2026

Town of Hunter Planning Board
PO Box 70
5748 Route 23A
Tannersville, NY 12485

Re: 5550 Route 23A Modification of Site Plan

Dear Members of the Planning Board,

I am writing to respectfully request that my name and other personally identifying information be redacted from public records and postings associated with my written comments regarding the proposed site plan at 5550 Route 23A.

My request is made out of concern for personal privacy and safety. I understand and respect the public nature of the Planning Board's review process and am not seeking to withdraw or alter the substance of my comments, only to limit the public disclosure of my identifying information to the extent permitted by law.

Please let me know if any additional steps or documentation are required to process this request.

Thank you for your time and consideration.

Sincerely,

Emily Brower

January 31, 2026

Town of Hunter Planning Board
PO Box 70
5748 Route 23A
Tannersville, NY 12485

Re: 5550 Route 23A Modification of Site Plan

Dear Members of the Planning Board,

I am writing as a nearby homeowner to share my concerns regarding the proposed site plan currently under your review for 5550 Route 23A (parcels 166.19-1-1, 166.19-1-2, and 166.00-4-18) in Haines Falls. I appreciate the time and care the Planning Board devotes to reviewing applications and protecting the long-term interests of our community.

Our family has over 5 generations of Haines Falls residents, and I grew up near this location when it operated solely as a sawmill. That operation was far smaller in scale than what is currently being proposed and I can remember the noise that would affect the full enjoyment of being outside on a nice day. The quiet and peaceful makeup of Haines Falls and its small-community nature are some of the main characteristics that drew us to purchase our house, which was built by my grandfather, and raise our own family. Allowing a facility of the scale and intensity proposed, in this central hamlet location, would fundamentally change the character of Haines Falls.

One of the primary concerns is the proposed operating schedule of 7:00 a.m. to 6:30 p.m., seven days a week. These extended hours feel excessive for this area within the Town of Hunter and would likely result in near-constant noise, truck traffic, dust, and general disruption. Such a schedule would leave nearby residents with very little relief even during evenings or weekends.

The intensity of the proposed operation is not compatible with surrounding land uses. A sawmill and mulching operation constitutes a high-intensity industrial use, not a low impact or accessory activity. Continuous operations for over eleven hours per day, seven days per week, would create ongoing noise, vibration, and truck traffic that are inconsistent with nearby residential and rural uses. The duration and intensity of these activities exceed what is reasonable or appropriate for this location. While the proposal indicates that small trucks will be delivering materials, the cumulative impact of repeated truck trips remains a concern, and logging trucks are not what I would consider small. The size of a logging truck would most likely contribute to traffic back ups and potential accidents due to having to cross the double yellow lines to make the turns.

Noise impacts are another significant issue. Sawmills and grinders generate persistent, impulsive industrial noise that cannot be effectively mitigated by standard buffers. The lack of meaningful quiet periods due to extended weekday and weekend hours would negatively affect the quality of life for nearby residents.

The site is also located within the New York City drinking water supply watershed, which is subject to heightened environmental protection standards. Mulching and sawmill operations may involve fuel and hydraulic fluids, heavy equipment, wood waste, fine particulates, and increased stormwater runoff. The proposal includes increased impervious surfaces, disturbed soils, and material stockpiles. Wood debris and fines can transport nutrients and pollutants into surface waters, and any failure in containment or stormwater controls poses a direct risk to source water quality. The application does not include documentation demonstrating that required registrations or permits have been applied for or obtained, nor does it show that the operation is exempt from the NYC Watershed Rules and Regulations.

Mulch processing facilities are regulated under New York State solid waste management rules, and it does not appear that these requirements have been fully addressed in the proposed site plan. Depending on the scale of the operation, a registration or permit may be required, which could trigger additional requirements such as buffer distances from sensitive features. These may include setbacks of 25 feet from property lines and 200 feet from residences, potable wells, surface waters, and state-regulated wetlands. The Planning Board should not approve a site plan without confirmation that all required NYSDEC approvals have been obtained or that compliance is feasible.

Our community is primarily residential and rural in nature. Many residents chose to live here for the clean air, quiet surroundings, and sense of safety it provides. An industrial kiln and mulching operation are inconsistent with the scale and character of the area. I respectfully request that the long-term environmental and social impacts be carefully evaluated and that residents be given meaningful opportunities for input before any approvals are granted.

Mulching operations are also widely recognized as significant fire hazards. Stockpiled mulch and wood debris can spontaneously combust, and once ignited, such fires are extremely difficult to control. Given our area's limited firefighting resources and the proximity of homes and wooded areas, a fire originating from a mulch

I am also concerned that approval of this proposal would set a precedent for allowing industrial operations within primarily residential areas of our town. If approved without full consideration of the negative impacts, the resulting changes to our close-knit community would be significant and nearly impossible to reverse.

I understand the importance of supporting local businesses. However, I respectfully believe this proposal, as currently presented, places too great a burden on nearby homeowners and raises unresolved environmental and safety concerns. I ask the Planning Board to carefully consider these issues and either deny the application or require substantial changes, including reduced hours of operation, careful evaluation of fire hazards, and confirmation of all required NYSDEC and NYCDEP registrations and permits. As it stands, the site plan does not adequately demonstrate how these risks will be mitigated in compliance with applicable regulations and best environmental practices.

Thank you for listening to the concerns of those of us who live nearby and care deeply about this town and its natural resources. I appreciate your thoughtful consideration.

Sincerely,

Courtney Brady

ELLEN MULROY BROWER
116 County Route 25
Haines Falls, New York 12436

January 30, 2026

Town of Hunter Planning Board
PO Box 70
Tannersville, NY 12485

Re: 5550 Route 23A Modification of Site Plan

Dear Board Members:

After receiving a letter regarding the public hearing and as an adjoining neighbor to the above referenced property, I requested a copy of the application for review.

After looking over the application, I have several concerns regarding the proposed expansion and operating hours of the business currently located on the property in question. It is my understanding that the proposal is to operate from 7 AM to 6:30 PM 7 days a week along a scenic byway.

The Scope of Work submitted to the Planning Board indicates several modifications on 3.32 acres that I will address. They would like to expand the existing wood processing company to include the milling of lumber into firewood and mulch, as well as expanding the sale of finished products. This would be a detriment to the enjoyment of the residence I have been in for over 30 years. The industrial noise that would be generated by those operations would take away any quiet enjoyment I could reasonably expect as a neighbor. It would be persistent, continuous, with high frequency that would be difficult to muffle or block. In addition, there would be exhaust and wood dust from the machinery constantly operating that would create poor air quality. Having asthma, that would create a health hazard for me and anyone in the area with breathing ailments. There would be wood dust that would constantly need to be cleaned and the necessary lighting, both operational and security, would degrade rural nighttime character.

The proposed operation time frames would certainly violate any normal residential expectations. There would be no time that any neighbor would not be subjected to industrial noise and air quality issues during waking hours. Having operations run 11½ hours daily 7

days a week would disrupt sleep, people working remotely, enjoying outdoor space and any weekend downtime. It would also affect tourism and short-term rentals. A weekend in the country would not be the same when you can't sleep past 7 AM, hear the birds sing or can't see the stars due to bright lights. People look forward to enjoying weekend time and it would no longer be enjoyable.

On site 166.19-1-1, there is a residence, which is not owner occupied, and there is a request to install a prefabricated, self-contained lumber kiln. In looking at these products, it is apparent that they would come with their own noise, air quality and additional fire safety issues. They commonly operate for extended or continuous periods, outside of operating hours, and generate a persistent mechanical noise, low-frequency vibration, air emissions, odors, and visual impacts. The noise would be more discernible during the night when ambient noise levels drop which would disrupt sleep for all neighbors. It would change the character of the area, the quality of life and would negatively impact the environment. It would also be harder to regulate and enforce after hours.

On site 166.19-1-2, there is a request to construct temporary modular concrete storage bins for landscaping material that will include, but not limited to, stone, sand, gravel, pavers, mulch, sod, lights, etc. This would entail having large trucks coming and going for deliveries and pick-ups from 7 AM to 6:30 PM 7 days a week. That would add to the noise with Jake brakes, back up alarms and slamming truck bodies.

On site 166.00-4-18, there is a request to clear most of the land to construct a retail store. If this request is granted, it should be constructed to aesthetically blend in with the environment and overall community character.

To maintain the operation of these businesses, there would need to be constant delivery of materials. Per the business plan, deliveries to the 3 sites will be made during the hours of 7 AM to 6:30 PM 7 days a week. So, in addition to the constant noise of industrial machinery, vibrations, wood dust, air emissions and bright lights there will be an increase of traffic. Large trucks will be making the delivery of timber, logs, landscaping materials and retail items. Traffic along 23A will be negatively impacted with large trucks needing to block lanes to get in and out of the properties. There would also be lights on 24 hours a day, every day to operate and secure the sites.

As stated, this project is being proposed along a scenic byway close to wetlands. Lumber milling and kiln operations are incompatible with the purpose of protecting scenery. The negative impacts would not only be experienced by neighboring residents but by the traveling public, significantly raising concerns regarding scenic resource protection, tourism, and community character.

The environmental and scenic impacts far outweigh the need to modify the site plan as currently submitted and I ask that you not approve the request.

Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Ellen Mulroy Brower". The signature is written in black ink and is positioned above the printed name.

Ellen Mulroy Brower

Re: Neighboring Landowner, Site Plan Modification for 166.19: 1-2, 1-1, 4-18

From dmvespa@optonline.net <dmvespa@optonline.net>

Date Thu 1/29/2026 1:00 PM

To Marc Czermerys <Mczermerys@townofhuntergov.com>; Town Board <TownBoard@townofhuntergov.com>;
Planning Board <planningboard@townofhuntergov.com>

Cc dmvespa@optonline.net <dmvespa@optonline.net>

Dear Planning Board,

In advance of the February 3, 2026 Planning Board meeting, I would like to thank you for reopening the meeting to public participation.

Since the initial notification—by letter dated November 11, 2026, regarding discussion at the December 2, 2026 Public Hearing—many letters have been submitted opposing the proposed expansion of the Szymansky property.

The neighbors' primary requests and concerns include the following:

- Opposition to mixing commercial and industrial uses within an established residential neighborhood, particularly along an already designated Scenic Byway
- Noise and sound studies addressing the use of chainsaws, chippers, and overall noise pollution
- Traffic studies related to the addition of a driveway, placement of dumpsters, loading and unloading of large trucks, and increased transient retail and wholesale traffic
- Environmental protection and documentation regarding air quality, watershed runoff, DEC wetlands, wood processing activities, lighting, and signage
- Complete documentation of chemical and industrial processing, including the use of a large kiln, equipment fumes, dust particles, smoke, and odors from fertilizers and mulch—all of which raise serious fire, safety, and health concerns for nearby residents
- Snow removal procedures, for which there appears to be no clear plan at this time

I am writing this letter because, as an adjoining neighbor, I was asked to provide my opinion on a proposed site plan modification. As of today, I do not know where I—or my neighbors—stand regarding whether our requests are being addressed. Other than the decision to reopen the meeting to the public, I have received no further response.

When I first spoke with the Greene County Planning Office on November 24, I was informed that the ultimate decision to allow or disallow a commercial enterprise within the middle of a residential neighborhood rests with the Town of Hunter Board.

Surrounding homeowners have endured the holiday season and multiple snowstorms under significant stress, worrying about the future value of their homes and their families' quality of life. Residents are effectively relying on the Planning Board to determine whether this established neighborhood remains residential or becomes an industrial corridor.

Local Law 11 (2016) was enacted specifically to protect family homes in established neighborhoods. Neighbors are asking why those protections would not apply here, and why commercial enterprises are not kept within designated commercial areas, away from residential communities.

The purchase of a small, one-person family business within a neighborhood should not automatically evolve into a "grandfathered" commercial enterprise with large-scale aspirations, such as supplying national retailers. Producing firewood and related materials at this scale—within a neighborhood where children live, play, and attend school nearby—raises serious concerns and simply does not make sense.

Additionally, the expansion plans appear to have been undertaken without proper site plan approval. A court order issued by Judge Sharon Graff on September 5, 2025 required that unpermitted uses—including but not limited to the storage and advertisement of landscaping materials, unauthorized signage, and use of unapproved roadways—cease immediately. It remains unclear whether these directives have been fully complied with.

Thank you for your time, attention, and consideration of the concerns raised by the neighboring residents.

Respectfully,

Donna Vespa

5515 Rt 23A

Haines Falls

----- Original message -----

From: dmvespa <dmvespa@optonline.net>

Date: 12/3/25 9:32 AM (GMT-05:00)

To: mczermerys@townofhuntergov.com

Cc: dmvespa@optonline.net

Subject: RE: Neighboring Landowner, Site Plan Modification for 166.19:
1-2, 1-1, 4-18

Hi Marc,

In light of the snow storm yesterday, neighbors comments, and a vote to close the meeting to the public, I believe it would be best to hold another meeting to give more consideration to the issues at hand prior to board making decision on January 6th.

We should not be trying to make an illegal situation legal without the proper:

1. Traffic Study
2. Sound study with decibel readings from multiple locations in close proximity to the properties with machines running.
3. More information on the processing and chemicals

As the attorney said last night, "it's a Commercial Enterprise" in reference to board comment about making it pretty with their landscaping. They have no intention to make it pretty or to care about the families around them.

...this is not Tannersville, it's Haines Falls. I'd hate to see the lovely little town become a place where family homes are ruined.

This business needs to be relocated to be in full compliance and away from residential homes with families and children.

Or, stay the size of the business he purchased.

Thank you.
Donna Vespa

from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: dmvespa@optonline.net

Date: 11/24/25 11:20 AM (GMT-05:00)

To: mczermerys@townofhuntergov.com

Cc: dmvespa@optonline.net

Subject: Neighboring Landowner, Site Plan Modification for 166.19: 1-2,
1-1, 4-18

Hi Marc,

***** Please confirm receipt of this message. *****

Thank you for returning my call on November 19, 2025 regarding my questions on the above mentioned issue.

I plan to attend the meeting on December 2, 2025 along with other concerned neighbors.

Additionally, I would like to obtain the capability from you to call in via Zoom to ensure my comments and concerns as outlined in this email are heard should something come up last minute for me.
(thank you)

I am saddened by the large sign and site appearance on the property across the street from me.

I have been in my home for 38 years. **My concern is the welfare and future of our family home.**

- Why would the town allow (I hope not) a large Commercial site with wholesale and retail traffic, size, signs, noise, odor, trucks, in the middle of residential homes where young children live and play?
- Having a small family-run quiet business is very different than allowing a large commercial building, traffic and influx of transient people to sit side by

side where families and children play and reside.

- The town needs to have a section where businesses such as the one proposed, can reside together. Such as the hardware store. It's not in the middle of residential homes, rather directly off the main road.

I am asking the town to please be a part of the group that allows large businesses to run side by side in a different area from families.

Thank you.

Donna Vespa

Haines Falls

Please don't allow our beautiful town to become a place where children live - and may or may not be safe to play outside.

The town has so much vacant land, surely a large business with noise, odor, large trucks and heavy traffic can find an alternative site.

ELLEN MULROY BROWER
116 County Route 25
Haines Falls, New York 12436

January 30, 2026

Town of Hunter Planning Board
PO Box 70
Tannersville, NY 12485

Re: 5550 Route 23A Modification of Site Plan

Dear Board Members:

After receiving a letter regarding the public hearing and as an adjoining neighbor to the above referenced property, I requested a copy of the application for review.

After looking over the application, I have several concerns regarding the proposed expansion and operating hours of the business currently located on the property in question. It is my understanding that the proposal is to operate from 7 AM to 6:30 PM 7 days a week along a scenic byway.

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days a week would disrupt sleep, people working remotely, enjoying outdoor space and any weekend downtime. It would also affect tourism and short-term rentals. A weekend in the country would not be the same when you can't sleep past 7 AM, hear the birds sing or can't see the stars due to bright lights. People look forward to enjoying weekend time and it would no longer be enjoyable.

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The environmental and scenic impacts far outweigh the need to modify the site plan as currently submitted and I ask that you not approve the request.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Mulroy Brower". The signature is written in black ink and is positioned above the printed name.

Ellen Mulroy Brower

January 31, 2026

Town of Hunter Planning Board
PO Box 70
5748 Route 23A
Tannersville, NY 12485

Re: 5550 Route 23A Modification of Site Plan

Dear Members of the Planning Board,

I am writing to respectfully request that my name and other personally identifying information be redacted from public records and postings associated with my written comments regarding the proposed site plan at 5550 Route 23A.

My request is made out of concern for personal privacy and safety. I understand and respect the public nature of the Planning Board's review process and am not seeking to withdraw or alter the substance of my comments, only to limit the public disclosure of my identifying information to the extent permitted by law.

Please let me know if any additional steps or documentation are required to process this request.

Thank you for your time and consideration.

Sincerely,

Courtney Brady

Dear Members of the Planning Board,

I am a nearby resident writing to formally express serious concerns regarding the proposed Szymanski Site Plan on parcels #166.19-1-2, 166.19-1-1, and 166.00-4-18 in Haines Falls.

After reviewing the plans and the discussion from the most recent Planning Board meeting, I believe the central issue is whether the scale and intensity of this project are appropriate for a 3.4-acre parcel located along a designated scenic byway, in a small, tourism-oriented hamlet with nearby residences.

This project proposes multiple intensive and overlapping uses on a limited amount of land, including industrial wood processing, a kiln, frequent large truck traffic, a retail storefront operating seven days a week, employee and customer parking, and a residential home with children living on-site. On a parcel of this size, there is very little room to adequately buffer neighboring homes, visitors, or the roadway from industrial noise, truck activity, and visual impacts.

The scenic byway designation is especially important in evaluating this proposal. Scenic byways are designated to protect and preserve the visual character, quiet enjoyment, and overall experience of the corridor for both residents and visitors. While this designation may not prohibit development outright, it is intended to require heightened scrutiny and careful consideration of whether a project is compatible with the surrounding landscape and community character.

This site is not tucked away in a remote or wooded area where industrial activity might be less noticeable. It is front and center along the roadway, where noise, truck traffic, lighting, fencing, and cleared land will be highly visible and audible. Visitors come to Haines Falls and the surrounding Catskill region specifically for the beauty, tranquility, and natural setting. It is easy to imagine tourists staying nearby—many for the first time—only to experience constant truck traffic, loading and unloading, and industrial operations throughout their stay. That experience undermines the purpose of the scenic byway and the tourism-based economy that supports this community.

The small size of the parcel intensifies these impacts. Effective noise mitigation, visual screening, safe truck circulation, pedestrian safety, and separation of incompatible uses all require adequate space. On 3.4 acres with mixed industrial, commercial, and residential uses, those protections are inherently limited. As a result, the impacts are more likely to spill outward onto neighboring properties, the roadway, and the visitor experience.

The proposed hours and days of operation further compound these concerns. Industrial activity beginning early in the morning and operating seven days a week, combined with retail operations extending through the evening, leave little opportunity for surrounding residents or visitors to experience quiet. Along a scenic byway, preserving the experience of the landscape—including sound, not just appearance—is critical.

Haines Falls is a small hamlet, and its value lies in its scenery, sense of place, and natural character. We want people to come here to experience the mountains and the beauty of the land, not to feel that the area is becoming increasingly commercialized or industrial in nature. This proposal, given its intensity, visibility, and location, feels out of scale with both the parcel size and the character of the scenic corridor.

While I appreciate that the Board discussed fencing, lighting, appearance, and safety concerns, I am concerned that the meeting concluded with the statement that there were no further questions or concerns, despite unresolved issues related to noise, traffic, parking, site capacity, and scenic byway compatibility. From the perspective of a nearby resident, these impacts are significant and deserve careful and thorough consideration.

I respectfully ask the Planning Board to closely examine:

- Whether the scale and intensity of this project are appropriate for a 3.4-acre parcel
- How the scenic byway designation is being applied to protect visual character, quiet enjoyment, and tourism
- The cumulative impacts of noise, truck traffic, and seven-day operations on residents and visitors
- Whether the proposal is consistent with the Comprehensive Plan and the long-term vision for this area

Thank you for your time and for considering the concerns of those who live in and care deeply about this community.

Sincerely,
Colleen Brust

Colleen Brust 1/21/26

Anthony Coiro
5507 Rt. 23A
Haines Falls, NY 12436

Attention: Syzmanski Commercial Property Request

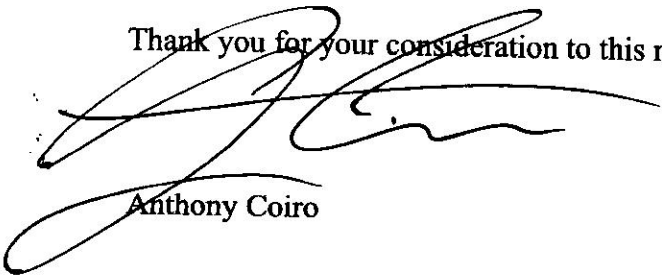
Town of Hunter Planning Board Members:

Thank you for taking the time to serve the residents of our community, your service makes a difference.

As a matter of course, your representation may stand as a lasting reminder of the thoughtful, safe and diligent planning you will provide for the established community of homeowners and businesses, or a searing blight with lasting, significant impacts for the gateway of our family corridor. As per the Syzmanski Commercial Property Requests, the approach appears haphazard at best. As a descendant of some of the earliest settlers (Haines) of the mountain-top community, and our neighbors, we have many concerns about the site plan and its review. As the parents of three boys and the grandparents of seven grandchildren, Cheryl and I see our quality of life, and the safety of those we love our greatest concern.

Sadly, for way too long, start up businesses slap up a shingle before even considering the impacts their endeavors create for the established community, only to ask for permission later. Where are our protections? Build it first and ask for forgiveness later must be ended. There must be strong penalties for rogue businesses who operate out of compliance with our statutes. We need to send the message that we are a law abiding community with values and virtues.

Thank you for your consideration to this matter.



Anthony Coiro