

***TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
MARCH 3RD, 2026***

BOARD MEMBERS PRESENT

Marc Czermerys
Peter Kelly
Joseph Zecca
Aleksandra Smith

ABSENT MEMBERS

Susan Kukle

ZOOM BOARD MEMBERS

Penny Sikalis
Charles Knopp
Rose Santiago
Susan Friedman

ZOOM PUBLIC

Brenda Lucente
Ellen Brower
Erika Benjamin
John Curran
Maryann Culhane
Sean Mahoney

PUBLIC PRESENT

Kody Leach
Donna Vespa
Fran Clark
Anthony Coiro
Dan King
Sam Martin
Ron San Fillipo

Anthony Rizzo
Greg Lubow
William Clark
Rafal Szymanski
George Kelly
Lee McGunnigle
David Kukle

PUBLIC HEARINGS

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

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

Elka Park

- Sam Martin presenting
- Discussion was had about the campground on Kissley rd and parking at Bear Creek.
- Greg Lubow had questions about this project pertaining to the parking and how many buses will there be to take all the attendees to the concert and would like to know how the attendees get to the concert by the bike path with lighting.
- Marc Czermerys states that the buses that pick up at Bear Creek will be parked on the west side of the property, the buses that pick up at the golf course will be parked on Allen St. and Hunter Mountain has a large parking lot for buses.
- Sam Martin states there will be contracting about 30 buses and round trip will be about 15 to 20 minutes.
- George Kelly wanted to know what kind of buses.
- Sam Martin states they will be using shuttle buses.
- Greg Lubow addressed people parking on the side streets of the village
- Lee McGunnigle states a parking plan has been forwarded to the Village Board for parking with signs and blocking of those streets and only residents will be able to use them.
- Sam Martin states that DEC had made a positive jurisdictional determination regarding potential wetlands on the property. This will require investigating.
- Sam Martin states he corrected the boundary lines on the property closest to the Kissley Rd campground and one of the local landowners.
- Both of these public hearing are being held open until the next meeting.

6493 Route 23A STR Site Plan parcel#181.07-3-10.2 Tannersville

- William Clark presenting
- 6 bedroom short term rental
- Past concerns about the condenser and the privacy have been resolved.

- New maps with the parking spaces are sufficient.
- Any issues with the code enforcement officer have been resolved.
- No comments or concerns from the public
- Motion by Peter Kelly to close the public hearing Aleksandra Smith 2nd

5-0

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

- The applicant would like to construct 50x58 FT a garage on his property to store his commercial trucks and excavating equipment.
- No comments or concerns from the public
- Motion by Joseph Zecca to close the public hearing Aleksandra Smith 2nd

5-0

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

- Revised maps have been provided.
- This is a wood processing business with retail landscaping products and outdoor sheds.
- Applicant would like to expand the business by adding an additional building on the west side of the property with a kiln to dry the wood.
- There is a residential building which is fenced in to protect the residents living there.
- The sawmill is located to the rear and center of the site to avoid as much noise as possible.
- Anthony Coiro has concerns about the size of the operation and has concerns about how the trucks with products will enter and exit.
- Donna Vespa is very concerned about wood particles and wood dust that will be very dangerous to the residents of Haines Falls.
- George Kelly states the applicant does have a right to have a business.
- Maryann Culhane is concerned about her well which is only 20 feet from the property of the applicant. She doesn't know how deep it is but is very concerned about the mulch leaking into her well.
- Maryann Culhane would like to know if the letters from the residents are being put into the minutes.
- Marc Czermerys states they are included in the minutes.

- Maryann states the sound of the wood being dropped into the bins is very loud and has concerned about the amount of traffic going in and out of the driveway of the site.
- Marc states he is going to do a walk through on the property with one of the board members.
- Brenda Lucente states the noise and the smell is much worse than before the applicant bought the property.
- Greg Lubow states the mulch for the business is processed off site.
- Marc Czermerys has board members doing research on the mulch processing.
- No other concerns or comments from the public.
- The board is going to leave the public hearing open for another month to acquire more information.

Marc Czermerys will call the meeting to order.

Approval of February 2026 minutes will be tabled until next month as Marc Czermerys would like to add the letters from the neighboring residents to the minutes.

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

Haines Falls

- R San Fillipo presenting
- Marc Czermerys states the applicant needs to have a sound study preformed. If not done by the applicant, the board will have to hire an engineer to have a sound study done and it will be paid for by the applicant.
- The study should be done during the busiest time of day for the best results.
- 70 decimals at the property line
- Applicant states the snow removal will stay on the property and will not be pushed onto any other property.
- Charles Knopp has done research about having mulch on the property and has sent that information to the board members to review.
- Aleksandra Smith had questions about the lighting on the bins.

- by the property line. Ron San Fillipo state he can remove them if not needed.
- Penny Sikalis would like to know about the traffic pattern at the end of the project.
- Ron San Fillipo states the two outer driveways will be used as an exit and entrance for the large trucks.
- Penny Sikalis wanted to know what the developments will be on the third lot.
- Ron San Fillipo states the first step would be clearing the lot followed by acquiring permits and implementing new traffic flow with third driveway and flow signs.
- After the lot is cleared, the logs will be sent to the grinder that is off site.
- Rose Santiago concern about safety and fire equipment being able to access the site. Traffic would also be a concern with 3 driveways. Environmental issues are also a concern.
- Marc Czermerys would like the board to provide a set of conditions that would be part of the process of a possible approval so he can start work on a resolution document.
- Applicant will return at the next meeting on April 7th, 2026.

Bear Creek -Concert Parking Site Plan Review parcel #181.00-2-1 Tannersville
Kissley Rd Concert Campground Site Plan Review parcel #181.00-8-27
Elka Park

- Sam Martin presenting
- Updated plans for both sites were sent to the board.
- Bear Creek site for parking has some changes.
- A discission was made about the wetland's delineation requirements the Bear Creek site, where they are waiting to determine whether the wetlands are state or federal to assess if a 100 ft buffer is required.
- Marc Czermerys would like the board to attend the Village of Tannersville on Thursday March 5th, 2026, to be a part of the approval process with the village.
- Marc would like to discuss the venue at the Colonial Golf Course and the camping.
- There will be 93 campsites on the old driving range of the golf course.
- Accommodation will be available to the campers and no outside tents will be brought in.

- Welcome tent will assign the attendees site and take them to it and there will be an operations tent with a security team 24/7.
- Portable bathrooms and showers will be available.
- This will be surrounded by a chain link fence.
- Battery operated generators will be provided for lighting.
- George Kelly wanted to know if there would be locks on the doors of the accommodations.
- Sam Martin states no it is not needed.
- A discussion was had about Raspberry Lane. It should be noted the attendees are not allowed to leave the venue by way of Raspberry Lane.
- Joe Zecca wants to know if the campers can get in touch with anyone at the venue in case of an emergency.
- Sam Martin states there will be staff members at the venue to contact.
- There is a command post on the venue site.
- A discussion was had about a mass gathering permit.
- Marc Czermerys will be recommending to the village that a mass gathering permit should be obtained.
- Kissley Road site will need to have to have lighting at the beginning of the bike path and the end of the bike path.
- Aleksandra Smith wanted to know if solar lights would be lighting they could use on the bike path.
- Marc Czermerys states it would not be an effective lighting system.
- Lee McGunnigle will visit the bike path this spring with the commercial entity that wants to use the property to determine if there are any upgrades to the path that are needed and address them before the event including the lighting plan.
- The applicant will bring in potable water via truck rather than using local sources.
- The applicant will return at the next meeting on April 7th, 2026.

6493 Route 23A STR Site Plan parcel#181.07-3-10.2 Tannersville

- Will Clark presenting
- 6 bedroom STR

- 7 parking spaces
- This property has village water and sewer
- The list of mitigations is completed.
- The applicant did pay for the violations that were due.
- No comments or concerns from the board
- SEQR part 1 and 2 being reviewed by the board
- Motion by Joseph Zecca for a negative declaration of significance 2nd Aleksandra Smith

5-0

- Motion by Peter Kelly to approve the site plan as presented

2nd Aleksandra Smith

5-0

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

- Applicant was not able to attend this meeting
- No reply from DEC
- Applicant will be at the April 7th, 2026 meeting.

NEW BUSINESS - N/A

Public be heard

- Mayor of Tannersville, Lee McGunnigle states he would like the planning board to create zoning for the Town of Hunter.
- Mr. McGunnigle would like the board to complete the comprehensive plan in timely manner and have the board adopt a zoning document and make the commitment to do so.
- Marc Czermerys states on March 17th there will be a meeting about the comprehensive plan at 6:30pm.

- Motion by Peter Kelly to go into executive session to discuss communication with counsel 2nd Aleksandra Smith

5-0

- Motion by Peter Kelly to exit executive session 2nd Joseph Zecca 5-0

- Motion by Peter Kelly to close the meeting 2nd Joseph Zecca 5-0



Outlook

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

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

Date Sat 2/21/2026 2:08 PM

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

Cc dmvespa@optonline.net <dmvespa@optonline.net>; coiroanthony68@gmail.com <coiroanthony68@gmail.com>; wldtrky59@yahoo.com <wldtrky59@yahoo.com>; JCurran50@aol.com <JCurran50@aol.com>; Maryannch3@yahoo.com <Maryannch3@yahoo.com>

Dear Marc, Members of the Planning Board, and Members of the Town Board,

I am writing to you once again with deep concern and frustration. After 38 years in my home, I had hoped to simply enjoy the quiet comfort of my property. Instead, I find myself compelled to speak out to protect my right to peaceful enjoyment, the views from my front porch and yard, and the quality of the air and water my family depends on.

I urge you to review the information provided at the link below, which outlines several of the serious concerns that may arise if this commercial business enterprise is permitted to operate in the middle of an established residential neighborhood:

<https://www.mulchcancer.com/>

Fine wood dust has already been observed on a neighboring vehicle. Wood dust is classified as a Group 1 carcinogen. There is a well-established link between chronic, high-level occupational exposure to wood dust and nasal cancer (specifically adenocarcinoma of the nasal cavities and sinuses). Studies indicate significantly elevated relative risks for workers in furniture-making, sawmilling, and carpentry.

While these findings focus on occupational exposure, the proximity of Mr. Szymanski's proposed operations to surrounding homes raises serious concerns. If this activity proceeds as planned, nearby residents may be exposed to fine wood dust on a regular basis—effectively living adjacent to an industrial environment.

Key concerns include:

- The established health risks associated with inhalation of fine wood dust over time.
- The impact on surrounding homeowners who did not choose to live next to a commercial mulch retail and processing center.
- The compatibility of such an operation within a residential neighborhood.

Additionally, I respectfully ask:

- Were the Department of Environmental Protection (DEP) and Department of Transportation (DOT) provided with a complete and detailed description of all planned operations?
- Has the Health Department been formally notified of the full scope of the proposed activities?
 - Has our local legislator been informed that a mulch retail center is proposed within—not adjacent to, but within—a residential neighborhood?

I ask that you carefully consider the long-term implications for the health, safety, and quality of life of the families who call this neighborhood home.

Sincerely,
Donna Vespa



Outlook

Szymanski Site Plan

From jcurran50@aol.com <jcurran50@aol.com>
Date Fri 2/27/2026 10:42 AM
To Marc Czernerys <Mczernerys@townofhuntergov.com>; Town Board <TownBoard@townofhuntergov.com>; Planning Board <planningboard@townofhuntergov.com>
Cc coiroanthony68@gmail.com <coiroanthony68@gmail.com>; wldtrky59@yahoo.com <wldtrky59@yahoo.com>; maryannch3@yahoo.com <maryannch3@yahoo.com>; amcurran@aol.com <amcurran@aol.com>; Erica Benjamin <erbenjamin99@gmail.com>; dmvespa@optonline.net <dmvespa@optonline.net>; Sean Mahoney <smahoney@townofhuntergov.com>; John Curran <jcurran50@aol.com>

Dear Marc & Members of the Planning Board,

We totally share Donna Vespa's concerns regarding the health risks this business will impose upon our existing residential neighborhood as outlined below. Our hope is that the Planning Board and the Town of Hunter Board will not only hear us but take action to protect us from potential harm and the disharmony this business will impose upon this established neighborhood.

SUMMARY OF OUR CONCERNS EXPRESSED TO PLANNING BOARD:

- SAFE INGRESS AND EGRESS FOR NEIGHBORING DRIVEWAYS DUE TO HAZARDOUS TRUCK TRAFFIC FROM 23A INTO THIS PROPOSED BUSINESS. THERE IS NEED OF A THOROUGH TRAFFIC STUDY.
- John & Donna Brower's video speaks volumes as to what neighboring residential property are already having to deal with. An accident waiting to happen!
- SAFEGUARDING AND PROTECTING THE QUALITY OF AIR IN OUR NEIGHBORHOOD AND ULTIMATELY OUR HEALTH CONCERNS.
- SAFEGUARDING THE QUALITY OF OUR WELLS AND THE WATER THEY PRODUCE AND ULTIMATELY OUR HEALTH CONCERNS

-
- SAFEGUARDING THE LEVEL OF NOISE PRODUCED BY THIS BUSINESS
-
- SAFEGUARDING THE INTEGRITY OF OUR SCENIC 23A SCENIC BYWAY
-
- SAFEGUARDING OUR RIGHTS, AS ESTABLISHED RESIDENTS, TO ENJOY THE SAFETY, PEACE AND COMFORT OF OUR HOMES

We have already cited established Town Laws in place and ready to be enforced. For example, Local Law No. 11 of 2016 was enacted to protect the community from projects that could be detrimental to an already established neighborhood. This is an already established neighborhood, and this proposed business is detrimental to us.

Other sections of the Town Law to look at are Article Section F 1 (noise) and Section M (glare, dust, air pollution, unsightliness, environmental hazards; Section P (compatibility with neighborhood character and rural character); Article F, 2, D1 (traffic)

This type of proposed business is far too aggressive to be considered and be allowed in an already established neighborhood. The property is too close to residential homes and our scenic byway.

As taxpayers in the Town of Hunter, we want to reiterate what we pointed out in the beginning; that we have peacefully owned and lived on our property for almost fifty years. We should not be expected to live out the remainder of our lives wearing respirators and ear plugs while trying to enjoy our property, and at the same time watching helplessly as our home is being devalued. We should not be forced to consider selling our home at this stage of our lives. The Town of Hunter should have, at least, a moral obligation to protect us by stopping these types of businesses from being approved in established residential neighborhoods.

WE IMPLORE UPON THE PLANNING BOARD, and THE TOWN OF HUNTER TO DO WHATEVER NECESSARY TO PROTECT US and the INTEGRITY OF THIS RESIDENTIAL NEIGHBORHOOD.

Sincerely,
John & Ada Curran

Dear Marc, Members of the Planning Board, and Members of the Town Board,

I am writing to you once again with deep concern and frustration. After 38 years in my home, I had hoped to simply enjoy the quiet comfort of my property. Instead, I find myself compelled to speak out to protect my right to peaceful enjoyment, the views from my front porch and yard, and the quality of the air and water my family depends on.

I urge you to review the information provided at the link below, which outlines several of the serious concerns that may arise if this commercial business enterprise is permitted to operate in the middle of an established residential neighborhood:

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Fine wood dust has already been observed on a neighboring vehicle. Wood dust is classified as a Group 1 carcinogen. There is a well-established link between chronic, high-level occupational exposure to wood dust and nasal cancer (specifically adenocarcinoma of the nasal cavities and sinuses). Studies indicate significantly elevated relative risks for workers in furniture-making, sawmilling, and carpentry.

While these findings focus on occupational exposure, the proximity of Mr. Szymanski's proposed operations to surrounding homes raises serious concerns. If this activity proceeds as planned, nearby residents may be exposed to fine wood dust on a regular basis—effectively living adjacent to an industrial environment.

Key concerns include:

- The established health risks associated with inhalation of fine wood dust over time.
- The impact on surrounding homeowners who did not choose to live next to a commercial mulch retail and processing center.
- The compatibility of such an operation within a residential neighborhood.

Additionally, I respectfully ask:

- Were the Department of Environmental Protection (DEP) and Department of Transportation (DOT) provided with a complete and detailed description of all planned operations?
- Has the Health Department been formally notified of the full scope of the proposed activities?
 - Has our local legislator been informed that a mulch retail center is proposed within—not adjacent to, but within—a residential neighborhood?

I ask that you carefully consider the long-term implications for the health, safety, and quality of life of the families who call this neighborhood home.

Sincerely,

Donna Vespa

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

February 25, 2026

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

Re: 5550 Route 23A Modification of Site Plan

Dear Board Members:

I attended the Zoom Planning Board meeting on February 3, 2026, and have reviewed the updated amended site plans and have a few comments that I would like added to the record.

In reviewing the maps, the scale and intensity of this industrial project on a scenic byway appears to be way larger than the combined 3.36-acre parcel can reasonably support. The combined parcels sit in a long-established year-round residential area with neighboring properties literally feet from the proposed placement of equipment, machinery and landscape bins. The impacts of these proposed modifications would extend far beyond the parcel boundaries.

New York's Scenic Byways Program is intended to protect scenic, historic and community resources while encouraging development that is compatible with the character of these corridors. While scenic byway designation does not automatically prohibit development, it does heighten the importance of careful land-use review, particularly under SEQRA, where visual, aesthetic, and community character impacts are explicitly recognized environmental concerns. To have this roadway designated a scenic byway took a tremendous amount of work and this combined industrial project would undermine all that effort.

It appears that each property is slated for a separate use, taken together they represent a single, coordinated project with significant cumulative impacts. Has a SEQRA review been done for the overall project or just each individual parcel of land? The sawmill, wood processing, landscaping materials, kiln operation and retail store are functionally related and should be treated as a single coordinated action.

During the meeting a noise study was requested to be conducted. Has a full environmental assessment been conducted? If not, one should be. There are more issues

tied to this project other than noise, including but not limited to community character, visual resources, water and air.

There was discussion regarding traffic along Route 23A. That stretch of road has limited site distance and there will be 3 entry/exits, one for each site. Large trucks usually need to encroach in the oncoming lane to pull in or out the current business and with 3 entry/exits there could be trucks pulling in and out all day. There will be an increase of heavy industrial vehicles, retail customers and the residents accessing these properties that will cause issues for tourists and residents year-round. Since there will be no backing out onto 23A, the map shows that there is not even enough room to turn around by the landscaping materials, you need to go to a designated spot to turn around to exit.

The proposed operating hours of 7:00 a.m. to 6:30 p.m. 7 days a week are unreasonable and would violate any normal residential expectation. There should be no operation before 9:00 a.m. or after 4:00 p.m., Monday through Friday, no Sundays or Federal Holidays, no truck deliveries outside of those hours, no outdoor processing or log loading before 9:00 a.m. This is a long-established residential area, not an industrial area.

Was a site plan walk through completed since the last meeting? Was the current business operating in compliance with Local Laws? The owner has previously operated the current business in direct violation of Local Laws as indicated by the Code Enforcement Officer and without regard for the neighbors. With the proposed modifications how would the neighbors know violations have occurred and what recourse would they have? Could there be a complaint triggered shutdown condition attached to this site plan modification if approved?

By the amount of people who appeared at the hearing, it is quite apparent that this industrial project is a huge concern to the community and the neighbors. There has been a business running in that area for years and was in operation during the designation of that area as a scenic byway.

The Planning Board should not approve the large-scale modification of this business due to the size of the project on the combined parcels, the adverse impact it would have on the environment, community character, and the proximity to the neighboring year-round residential properties. This is not about people not liking change, it is the scale of the change.

Thank you for your time.

Sincerely,



Ellen Mulroy Brower

Town of Hunter Planning Board Letter 2026-03-03

From Maryann Howard <maryannch3@yahoo.com>

Date Tue 3/3/2026 5:12 PM

To Marc Czermerys <Mczermerys@townofhuntergov.com>; Rose Santiago <rsantiago@townofhuntergov.com>; Sean Mahoney <smahoney@townofhuntergov.com>

Cc jcurran50@aol.com <jcurran50@aol.com>; wldtrky59@yahoo.com <wldtrky59@yahoo.com>; dmvespa@optonline.net <dmvespa@optonline.net>; erbenjamin99@gmail.com <erbenjamin99@gmail.com>; coiroanthony68@gmail.com <coiroanthony68@gmail.com>; amcurran@aol.com <amcurran@aol.com>; fwmehler1573@gmail.com <fwmehler1573@gmail.com>; Maryann Culhane <maryannch3@yahoo.com>

You don't often get email from maryannch3@yahoo.com. [Learn why this is important](#)

I am writing once again to voice my serious concerns regarding the Syzmanski business plan proposal, which directly borders my property at 5534 NY State Route 23A, Haines Falls (Tax Map 166.19-1-29).

Environmental & Water Safety:

My primary concern remains the potential for groundwater contamination affecting neighboring residential wells, including my own. As previously established, materials associated with the proposed business operations—such as mulch and various landscape supplies and chemicals—pose a significant risk to local water quality.

In my correspondence dated 01/31/2025, I maintained that the burden of proof regarding environmental safety rests solely with the applicant. As the Lead Agency, the Town of Hunter Planning Board is mandated to ensure full compliance with NYCRR, DOH and DEC regulations, state, and local laws to protect the community. During the meeting on 02/03/2026, I clarified that my well is not listed on the NYS registry; however, this lack of documentation does not absolve the Board of its duty. It is the Board's responsibility, not the neighbors', to assess the safety impacts of the Szymanski Business Plan Proposal.

Given that many local wells are shallow (some under 50–100 feet) and my own well is located less than 20 feet from the property line, any contamination would render my property uninhabitable and cause a total loss of value. If the Board approves this plan without verifying well depths and proximity, it will fail to meet the **'hard look'** requirement mandated by **SEQRA**.

Buffer & Noise Pollution:

I must reiterate that the proposed plan as designed has insufficient sound and visual barriers. The noise from dropping wood into metal containers is intolerable and sounds like boulders hitting metal. The sawmill cutting wood and trucks in and out delivering lumber/trees is very loud from my property.

In the Town of Hunter Planning Board meeting minutes dated 02/03/2026 indicates "Marc Czermerys would like the applicant to complete a sound study". I would like to know if the town of Hunter Planning Board has collected sound data confirming compliance with the town's noise ordinance decibel limits.

Infrastructure & Traffic:

In my previous letter I stated the traffic concern as my neighbors have shared. A video was shared demonstrating the hazards and potential for accidents. I have witnessed on numerous occasions trucks of varying sizes including 18-wheelers backing into the east driveway holding up traffic in both directions and blocking my driveway. I can also share a video. Has the Town of Hunter considered a traffic study which has been suggested previously following review of the shared video?

Also noted in the Town of Hunter Planning Board meeting minutes dated, 02/03/2026, Marc Czermerys indicates he "would like to do a site walk through on his property in order to get an idea of where equipment will be placed". Has this occurred?

The Szymanski Business Plan Proposal presents significant implications for our community and the neighboring residential landscape. As my property shares a direct boundary with the proposed site, I am disproportionately affected by the project's substantial scale and increased intensity of use. I have voiced my serious concerns regarding public safety and the inevitable depreciation of property values in this Immediate area. Forcing Long term residence to consider selling family homes due to such aggressive commercial development ins an issue of critical importance that requires thorough regulatory scrutiny.

As a Town of Hunter Taxpayer for 20 years, I implore the Planning Board to be diligent in protecting the INTEGRITY OF THIS RESIDENTIAL NEIGHBORHOOD.

Please confirm Receipt via email reply.

Respectfully submitted,

Maryann Culhane

5534 Route 23A

Haines Falls, NY

Anthony Coiro
5507 Rt. 23A
Haines Falls, NY 12436
Mar 3, 2026

Attention: Chair Marc Czermerys, Members of the Town of Hunter Planning Board:

Thank you for taking the time to serve the residents of our community, and for hearing our concerns regarding the Syzmanski Commercial Property Request.

Sadly, the applicant has shown blatant disregard for the planning process, and the effects it has on our community, which are both intrusive and offensive. For example, at the Planning Board meetings where the applicant's project was up for review, the applicant displayed such parochial behavior that the applicant's own Attorney and Engineer had to reprimand him publicly for his unreasonable actions. To take it a step further, the applicant has shown further disregard for the Laws of the State, and for the safety of the greater community. Shortly after the the planning board meeting on February 3, 2026, the applicant and other drivers of the company's logging trucks began traveling at unsafe speeds from the East to his property at the West with fully loaded trucks while fully embellishing the compression of the truck's jake brakes. Furthermore, the applicant's trucks were witnessed jackknifing his tractor and trailer, fully loaded with logs, while backing into his property from the state highway. The message that is being sent is not just dangerous, it is criminal. My questions are: What happens after the applicant gets approval? Will the behavior become worse, become more personal than it already has? Will someone get injured, or the unspeakable? If the property cannot appropriately handle the business to operate within the law, how can the neighbors/community have faith if it gets approved.

Generally citing the Town of Hunters Site plan for Haines Falls Auto, it is clear that businesses can be good neighbors by having safe, visible ingresses and egresses to their operations in addition to clear working hours for the business. This project should be held to the highest 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.

Sincerely,

Anthony Coiro and Family

Dear Members of the Planning Board,

I am writing regarding the revised site plans submitted for the Szymanski application (parcels #166.19-1-2, 166.19-1-1, and 166.00-4-18).

While I understand that updated plans have been provided, I am concerned that the revisions appear to address only minor layout details and do not meaningfully resolve the larger impacts previously raised by residents and Board members.

The fundamental concerns remain unchanged:

- The overall intensity of use on a 3.4-acre parcel
- The environmental impact of continued industrial activity on a highly visible site
- Noise from wood processing and truck traffic
- Seven-day-a-week operations
- Early morning start times
- Traffic flow and safety in a small hamlet setting
- Compatibility with the scenic byway and community character

Adjustments to fencing, map details, or internal layout do not reduce the core impacts of sustained industrial activity, truck circulation, and extended hours of operation. The revised plans do not appear to lessen environmental disturbance, reduce projected noise levels, limit operating hours, or significantly change the scale of activity proposed.

If the hours remain the same, the frequency of truck traffic remains the same, and the scope of wood processing remains the same, then the overall burden on nearby residents, visitors, and the character of the corridor remains the same.

This project is located in a small, tourism-based hamlet along a designated scenic byway. The scale and intensity of use—not just the physical layout—must be evaluated. Minimal site plan revisions do not address whether this level of activity is appropriate for this location.

I respectfully ask the Planning Board to consider whether the revised submission meaningfully mitigates the previously identified concerns, or whether the core issues of noise, traffic, environmental impact, and scenic compatibility remain unresolved.

Thank you for your continued consideration.

Sincerely,
Colleen Brust

Szymanski

From John Brower <wldtrky59@yahoo.com>

Date Mon 3/2/2026 2:43 PM

To Marc Czermerys <Mczermerys@townofhuntergov.com>

Hi Marc

We have concerns about the planning board as lead agency for DEP, DEC and DOT.

It seems that there are major concerns about the requirements of a mulch facility.

We are going to foil the authorization of culvert pipe installed on the east property, closest to Maryann Calhune.

We are in the process of contacting DEC, DEP and DOT to make sure such a facility can even exist in our residential area.

Thank you

John and Donna Brower

Szymanski Site Plan

From jcurran50@aol.com <jcurran50@aol.com>

Date Fri 2/27/2026 10:42 AM

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

Cc coiroanthony68@gmail.com <coiroanthony68@gmail.com>; wldtrky59@yahoo.com <wldtrky59@yahoo.com>; maryannch3@yahoo.com <maryannch3@yahoo.com>; amcurran@aol.com <amcurran@aol.com>; Erica Benjamin <erbenjamin99@gmail.com>; dmvespa@optonline.net <dmvespa@optonline.net>; Sean Mahoney <smahoney@townofhuntergov.com>; John Curran <jcurran50@aol.com>

Dear Marc & Members of the Planning Board,

We totally share Donna Vespa's concerns regarding the health risks this business will impose upon our existing residential neighborhood as outlined below. Our hope is that the Planning Board and the Town of Hunter Board will not only hear us but take action to protect us from potential harm and the disharmony this business will impose upon this established neighborhood.

SUMMARY OF OUR CONCERNS EXPRESSED TO PLANNING BOARD:

- SAFE INGRESS AND EGRESS FOR NEIGHBORING DRIVEWAYS DUE TO HAZARDOUS TRUCK TRAFFIC FROM 23A INTO THIS PROPOSED BUSINESS. THERE IS NEED OF A THOROUGH TRAFFIC STUDY.
- John & Donna Brower's video speaks volumes as to what neighboring residential property are already having to deal with. An accident waiting to happen!
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- SAFEGUARDING AND PROTECTING THE QUALITY OF AIR IN OUR NEIGHBORHOOD AND ULTIMATELY OUR HEALTH CONCERNS.
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- SAFEGUARDING THE QUALITY OF OUR WELLS AND THE WATER THEY PRODUCE AND ULTIMATELY OUR HEALTH CONCERNS
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- SAFEGUARDING THE LEVEL OF NOISE PRODUCED BY THIS BUSINESS
-
- SAFEGUARDING THE INTEGRITY OF OUR SCENIC 23A SCENIC BYWAY
-
- SAFEGUARDING OUR RIGHTS, AS ESTABLISHED RESIDENTS, TO ENJOY THE SAFETY, PEACE AND COMFORT OF OUR HOMES

We have already cited established Town Laws in place and ready to be enforced. For example, Local Law No. 11 of 2016 was enacted to protect the community from projects that could be detrimental to an already established neighborhood. This is an already established neighborhood, and this proposed business is detrimental to us.

Other sections of the Town Law to look at are Article Section F 1 (noise) and Section M (glare, dust, air pollution, unsightliness, environmental hazards; Section P (compatibility with neighborhood character and rural character); Article F, 2, D1 (traffic)

This type of proposed business is far too aggressive to be considered and be allowed in an already established neighborhood. The property is too close to residential homes and our scenic byway.

As taxpayers in the Town of Hunter, we want to reiterate what we pointed out in the beginning; that we have peacefully owned and lived on our property for almost fifty years. We should not be expected to live out the remainder of our lives wearing respirators and ear plugs while trying to enjoy our property, and at the same time watching helplessly as our home is being devalued. We should not be forced to consider selling our home at this stage of our lives. The Town of Hunter should have, at least, a moral obligation to protect us by stopping these types of businesses from being approved in established residential neighborhoods.

WE IMPORE UPON THE PLANNING BOARD, and THE TOWN OF HUNTER TO DO WHATEVER NECESSARY TO PROTECT US and the INTEGRITY OF THIS RESIDENTIAL NEIGHBORHOOD.

Sincerely,
John & Ada Curran

On Saturday, February 21, 2026 at 02:08:00 PM EST, <dmvespa@optonline.net> wrote:

Dear Marc, Members of the Planning Board, and Members of the Town Board,

I am writing to you once again with deep concern and frustration. After 38 years in my home, I had hoped to simply enjoy the quiet comfort of my property. Instead, I find myself compelled to speak out to protect my right to peaceful enjoyment, the views from my front porch and yard, and the quality of the air and water my family depends on.

I urge you to review the information provided at the link below, which outlines several of the serious concerns that may arise if this commercial business enterprise is permitted to operate in the middle of an established residential neighborhood:

Fine wood dust has already been observed on a neighboring vehicle. Wood dust is classified as a Group 1 carcinogen. There is a well-established link between chronic, high-level occupational exposure to wood dust and nasal cancer (specifically adenocarcinoma of the nasal cavities and sinuses). Studies indicate significantly elevated relative risks for workers in furniture-making, sawmilling, and carpentry.

While these findings focus on occupational exposure, the proximity of Mr. Szymanski's proposed operations to surrounding homes raises serious concerns. If this activity proceeds as planned, nearby residents may be exposed to fine wood dust on a regular basis—effectively living adjacent to an industrial environment.

Key concerns include:

- The established health risks associated with inhalation of fine wood dust over time.
- The impact on surrounding homeowners who did not choose to live next to a commercial mulch retail and processing center.
- The compatibility of such an operation within a residential neighborhood.

Additionally, I respectfully ask:

- Were the Department of Environmental Protection (DEP) and Department of Transportation (DOT) provided with a complete and detailed description of all planned operations?
- Has the Health Department been formally notified of the full scope of the proposed activities?
 - Has our local legislator been informed that a mulch retail center is proposed within—not adjacent to, but within—a residential neighborhood?

I ask that you carefully consider the long-term implications for the health, safety, and quality of life of the families who call this neighborhood home.

Sincerely,

Donna Vespa

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

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

Date Sat 2/21/2026 2:08 PM

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

Cc dmvespa@optonline.net <dmvespa@optonline.net>; coiroanthony68@gmail.com <coiroanthony68@gmail.com>; wldtrky59@yahoo.com <wldtrky59@yahoo.com>; JCurran50@aol.com <JCurran50@aol.com>; Maryannch3@yahoo.com <Maryannch3@yahoo.com>

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<https://www.mulchcancer.com/>

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