

***TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
APRIL 6TH, 2026***

BOARD MEMBERS PRESENT

Marc Czermerys
Peter Kelly
Joseph Zecca
Susan Kukle

ZOOM-BOARD MEMBERS

Penny Sikalis
Charles Knopp
Rose Santiago

ABSENT BOARD MEMBERS

Aleksandra Smith
Susan Friedman

PUBLIC PRESENT

Donna Vespa
Anthony Rizzo
Kevin Thompson
Ron San Fillipo
David Kuke
Anthony Coiro
Greg Lubow

ZOOM--PUBLIC ATTENDEES

Donna and John Brower
Maryanne Culhane
John and Aida Curran

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Elka Park Applications were withdrawn***

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

- Ron San Fillipo presenting
- After the March meeting a walk through was done on the property by Marc Czermerys and Aleksandra Smith.
- The board reviewed the noise results conducted by Marc Czermerys and Aleksandra Smith which showed decibel levels below 70 at the property lines.
- Maryann Culhane is still concerned about her well and seepage from the mulch.
- Marc Czermerys explains the board will take into consideration of this Site plan using The Town of Hunter Site Plan Law and The State Environmental Quality Review Act which covers the mulch issue in question.
- Board discussed closing the public hearing.
- If the public hearing is closed the public may still send any correspondence to the planning board.
- Motion by Marc Czermerys to close the public hearing 2nd Penny Sikalis 4-2

Thompson Excavating Site Plan Review parcel #2.08-1-5 Haines Falls

- K Thompson presenting
- The planning board reviewed responses from Greene County 239 review, DEP and DEC regarding this project did not identify any major issues
- No comments from the public
- Motion by Peter Kelly to close the public hearing 2nd Penny Sikalis 6-0

Marc Czermerys opened the monthly meeting at 6:30pm

Pledge of Allegiance

Motion by Peter Kelly to approve the February and March 2026 minutes

Susan Kukle 2nd 6-0

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

- Ron San Fillipo presenting
- The board was presented with the latest updated maps.
- The board discussed potential sound and visual barriers along the east side of the property
- Marc explained that the 6 foot high bins would be installed.
- The existing drainage swale would be improved to accommodate the new bins.
- With potential sound and visual barriers along the east side of the property, Marc discussed potential solutions including building a berm behind the bins and using concrete blocks.
- It was determined that water runoff would not impact the neighboring property as the land is sloped away from it, with drainage directed toward Route 23A.
- Marc Czermerys preformed an assessment at the property, using a decibel meter to measure sound levels of various equipment.
- The bandsaw was at 19-20 decibels from 30 feet away and the log splitting operating generally producing in the 20s.
- Even with multiple operations might run simultaneously, the noise level would not exceed the safety limits.
- Operating hours of the sawmill possibly from 7am to 6:30 pm Mon-Sat. and sales operating hours will be 7 days a week.
- The mulch plan was discussed which included turning it every 180 days and maintaining a maximum height of 10 feet.
- Discussion of mulch storage requirements, safety improvements, and documentation.
- Marc Czermerys emphasized the importance of putting mulch handling procedures in writing, including storage locations and delivery logistics.
- Board also addressed removal of the unsafe enclosed building at the site.
- Marc Czermerys requested the applicant compile all documents into a single package for review, including both phases of the project and details about outdoor lighting and construction timing on the leased property. (lot 3)
- The board would like this package to be completed by the next meeting in May.

Thompson Excavating Site Plan Review parcel #2.08-1-5 Haines Falls

- K Thompson presenting
- Construction of a 50 x 56 new garage with a 30 x 50 carport
- DEP does not object to the Board acting a Lead Agency for the coordinated review of the proposed action.
- DEC response was no objection to this project.
- SEQR part 1 and part 2
- Motion by Joseph Zecca for a Declaration of Significance 2nd Peter Kelly 6-0
- Motion by Susan Kukle to approve the site plan as presented 2nd Penny Sikalis 6-0
- There was no new business for this meeting.

Public be heard

- John Curran states he would like a sound test for the Szymanski project to be provided by an engineer and is it possible to reduce the sound of the large truck back up signals.

- Motion by Joseph Zecca to close the meeting 2nd Susan Kukle. 6-0