

***TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
MAY 5TH, 2026***

BOARD MEMBERS PRESENT

Marc Czermerys
Peter Kelly
Joseph Zecca
Susan Kukle
Susan Friedman
Aleksandra Smith
Charles Knopp

ZOOM-BOARD MEMBERS

Penny Sikalis
Rose Santiago

ZOOM PUBLIC ATTENDEES

Maryanne Culhane
John Brower

PUBLIC PRESENT

David Kukle
Greg Lubow
Nate Keenan
Alan Higgins
Taylor Baker
Sean Mahoney

John Curran
Ada Curran
Robert Scott
Rafal Szymanski
Kerry Molloy
John Molloy
Ron San Fillipo

Marc Czermerys called the meeting to order at 6:35pm

Pledge of Allegiance

Motion by Joseph Zecca to approve the April 2026 minutes with corrections.

2nd Penny Sikalis

OLD BUISNESS

Cortina Mountain Estates extension of conditional subdivision

- T Baker is requesting an extension to this subdivision.
- No concerns from the board.
- Motion by Marc Czermerys to extend the conditional subdivision 90 days to August 4th, 2026. 2nd Charles Knopp 7-0

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

Haines Falls

- R San Fillipo presenting
- Applicant is presenting changes that were completed after the last meeting.
- The board examined detailed site plan changes including lighting requirements, visual mitigation measures, and compliance with existing violations, ultimately deciding to extend the compliance deadline to 90 days from approval
- The board discussed driveway access and safety concerns for a multi-lot development project. Marc explained that the third driveway would only be added once the third lot is completed to minimize safety risks and emphasized that the middle driveway should only be used for residential and emergency vehicle access once all three driveways are operational.
- The board agreed to leave the middle driveway issue in the permit subject to future review, including potentially conducting a traffic study, and confirmed there would be no gates and lighting will be off during closed hours. Marc Czermerys also clarified that the third lot development must begin within one year of site plan approval or require an extension, as specified in the site plan law.
- The board reviewed and discussed conditions for approving a site plan modification application. Key decisions included setting lighting requirements for fully shielded and downcast fixtures with no spillover, extending the signage compliance deadline to 60 days after approval, and increasing the mulch storage capacity to 500 cubic yards. The board also confirmed that certain activities like mulch processing and tub grinders would be prohibited on the site. Marc Czermerys noted that specific violation details would need to be discussed separately with Rose Santiago, the code enforcement officer.
- The board discussed hours of operation for industrial uses, with Marc Czermerys noting that following a precedent set for Haines Falls Auto, industrial activities would be allowed only Monday through Saturday, excluding holidays.

- The board discussed signage lighting regulations, where Marc clarified that sign lighting is regulated under sign laws rather than planning board jurisdiction. The group addressed water contamination concerns related to mulch storage, with Marc explaining that based on current state regulations and site conditions, there are no significant contamination risks to nearby wells.
- Marc Czermerys and the board discussed the resolution on the Szymanski site plan.
- The board has no concerns about the new maps.
- The applicant and the board agree to have the SEQR at the next meeting on June 2nd, 2006.

NEW BUSINESS

Verizon Wireless Twilight Park General Addition Site Plan parcel#183.09-2-24 Elka Park

- S Matthews presenting.
- Verizon would like to place a generator at the base of the cell tower next to Twilight Park.
- Marc Czermerys spoke with the attorney of Twilight Park and they explained the conditions of the lease are the lessor could make any changes within the foot printed area.
- The new generator will be placed on the existing concrete pad.
- This generator will run only 30 minutes by-weekly.
- This site plan will require DEC review
- Motion by Peter Kelly to become lead agency 2nd Charles Knopp 7-0
- No concerns from the board on this matter.
- Motion by Charles Knopp to hold a public hearing at the June 2nd, 2006 meeting at 6:30pm.
2nd Susan Kukle

Ramble on Inn, request for modification of Conditions for Site Plan approval discussion parcel #167.00-5-16 Haines Falls

- Kerry Molloy presenting
- Applicant would like to change the condition to have more than one event per week provided the total number of attendees does not exceed 300 pp.
- Marc Czermerys explained the condition in question states that events will be defined by any gathering greater than 25 people at the location.

Events will be limited to a maximum of 30 dates per year and a maximum of 1 day per week apart from a single weekend in September, October or November when a Sunday gathering of not greater than 50 people may take place following a Saturday event.

- Marc Czermerys states this type of change would need a public hearing.
- No SEQR would be required.
- Rose Santiago, the building inspector, did see the site and has no issue with the septic system versus the number of attendees.
- Motion by Charles Knopp to hold a public hearing on June 2nd, 2026 meeting at 6:30pm 2nd Penny Sikalis 7-0

Public be heard

- The board had a discussion with John and Ada Curran with concerns about the Szymanski site plan.

Motion by Penny Sikalis to close the meeting. 2nd Aleksandra Smith 7-0