

TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
JUNE 2ND, 2026

BOARD MEMBERS PRESENT

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

ZOOM BOARD MEMBERS

Rose Santiago

ZOOM PUBLIC ATTENDEES

David Pratt
Donna Vespa

PUBLIC PRESENT

Ada Curran	Allen Rolison
John Curran	James Pash
Ellen Minogue	Donald Rooney
Elenor Rooney	Greg Lubow
Leo Gilmore	Alan Higgins
Kerry Molloy	Ron San Fillipo

Verizon Wireless Twilight Park Generator Addition Site Plan

Parcel #183.09-2-24 Elka Park

- A Rolison presenting
- This public hearing is regarding Verizon Wireless's proposal to add a generator to their existing cell tower equipment in Twilight Park, no members of the public commented.
- Motion by Susan Kukle to close the public hearing 2nd Penny Sikalis 7-0

***Ramble on Inn request for Modification of Conditions for Site Plan
Approval Parcel #167.00-5-16***

-Kerry Molloy presenting

-This public hearing is about Ramble on Inn's request to modify conditions for their site plan approval, Ellen Minogue opposed the proposal to allow more than one event per week, even with reduced attendance, citing concerns about noise and overall event frequency.

- David Pratt requested more information about the nature of events and timeline, and Marc explained that the events are primarily personal parties rather than large public gatherings. David stated he would reach out to the applicant directly if he had any more questions.

-Motion by Joseph Zecca to close the public hearing 2nd Penny Sikalis 7-0

Pledge of Allegiance

Motion made by Aleksandra Smith to approve the May 2026 minutes with corrections. 2nd Peter Kelly 7-0

OLD BUSINESS

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

-R San Fillipo presenting

-The board presented a resolution with modifications and conditions.

-The Planning Board approved an application with a resolution presented by the Planning Board with several conditions, including fully shielded exterior lighting, mandatory compliance with town signage codes, and a prohibition on mulch processing activities. The board clarified that construction cannot begin without proper permits and established specific hours for chipping operations from 10 AM to 4 PM to mitigate noise concerns. Marc noted that existing non-compliant signs, including a "for sale" banner and flutter signs, would need to be removed or brought into compliance after the approval.

-The meeting focused on discussing conditions for business approval, particularly regarding mulch processing and storage limitations. The board

agreed on several key restrictions including limiting chipping activities to Monday-Friday 10-4, prohibiting tub grinders, capping mulch storage at 500 cubic yards, and requiring active management of mulch stockpiles with mechanical turning every 180 days. They also discussed screening and landscaping requirements, with the group agreeing to modify "promptly corrected" language to "reasonable time" for mitigation plans, requiring property owners to provide a plan within a reasonable timeframe when violations are presented to the applicant.

-The Planning Board discussed and approved various conditions for property development, including residential and commercial driveway distance requirements, operational hours for industrial activities, and restrictions on residential use. They agreed to limit industrial sawing, log cutting, and other material processing activities to 8 a.m. to 6 p.m. Monday through Saturday, matching the hours already approved for Haines Falls Auto. The board also established that any residential structure must remain accessory to the business and not be used for short-term rentals and approved an automatic 12-month period for commencement of substantial construction with the option for extension if needed.

-Marc Czermerys reviewed and discussed updates to regulations, including corrections to wording around mitigation plans and the removal of "grinding" from allowed activities. The board discussed the need for an aesthetic cap on a wall, confirming it should be specified in the contract and drawings, though not necessarily detailed on the map. They also reviewed comments and answers related to various sections of a proposal, addressing topics such as zoning regulations, building permits, and traffic impact assessments, with Marc clarifying that the area is mixed use rather than solely residential.

-The board discussed environmental impacts of a proposed development project, particularly focusing on wetlands, floodplains, and community character changes. They determined that while some impacts would be small or moderate, the tree clearing and retail space changes would have a moderate to large impact on the community character. The board approved the resolution with conditions requiring map changes to align with the approved resolution, and Russ committed to providing updated maps later in the week to allow for proper filing.

-The board was provided and reviewed SEQR part 1,2 and 3.

-Motion made by Charles Knopp to Make a Negative Declaration of Significance.

2nd Joseph Zecca 7-0

-Motion by Marc Czermerys to approve the resolution presented along with the changes that the board approved and approve the site plan with the condition that the changes are made on the map to match the resolution.

2nd Charles Knopp 7-0

Verizon Wireless Twilight Park Generator Addition Site Plan

Parcel #183.09-2-24

-A Rolison presenting

-Applicant will be adding a 50 kW Kohler generator on a concrete pad within the existing fence line.

-This generator will be diesel.

-The generator will be tested bi-weekly.

-Motion by Joseph Zecca to approve the Verizon Wireless generator site plan for Twilight Park, with the conditions including communication with the caretaker Nathan Hommel before starting work and maintaining the generator within authorized fenced areas.

-Motion by Susan Kukle for a Negative Declaration 2nd Charles Knopp 7-0

-Motion by Joseph Zecca to approve the site plan as presented

2nd Penny Sikalis 7-0

Ramble on Inn, request for Modification of Conditions for Site Plan

Parcel #167.00-5-16

-This is an amendment to the resolution for a modification to the site plan.

-Modification will be as stated: 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. The total combined attendance of events may not exceed 300 people in any 7-day period.

-Motion by Charles Knopp to approve the modification 2nd Penny Sikalis 7-0

Public Be Heard-No comments

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

Appendix A – Full Approved Resolution for Szymanski Site Plan

**RESOLUTION BY THE
TOWN OF HUNTER PLANNING BOARD
Approving, with modifications and conditions, the
Site Plan Application of Szymanski Landscaping ("Applicant")
for the modification of existing site plan for additional retail space
and storage of landscaping materials
located at Section 166.19, Block 1, Lots 1 and 2
Section 166.00, Block 4, Lot 18**

WHEREAS, the Applicant submitted an application dated September 10, 2025, seeking approval for the modification of an existing site plan to allow additional retail space and the storage of landscaping materials (the "Project"); and

WHEREAS, the Planning Board has jurisdiction pursuant to the Town of Hunter Site Plan Review Law; and

WHEREAS, the Planning Board conducted a detailed review of the application over several months, during which the Applicant was required to submit multiple revisions and supplemental materials in response to Planning Board and consultant comments; and

WHEREAS, a duly noticed public hearing was held opened on December 5, 2025 and closed on April 7, 2026; and

WHEREAS, the Planning Board has identified that certain existing site conditions and uses are not in full compliance with the Town Code; and

WHEREAS, the Planning Board finds that approval of the Project, subject to strict conditions, compliance deadlines, and enforcement mechanisms, will result in the regulation and mitigation of ongoing impacts and will bring the property into compliance with applicable law, which is preferable to the continuation of unregulated or noncompliant conditions; and

WHEREAS, the Planning Board has considered the entire record, including all submissions, testimony, and agency comments; and

WHEREAS, pursuant to SEQRA, the Planning Board established itself as Lead Agency, reviewed the Environmental Assessment Form (Parts 1, 2, and 3), and took the required "hard look" at potential impacts; and

WHEREAS, the Planning Board finds that all identified potential impacts will be adequately mitigated through the conditions set forth herein; and

WHEREAS, the Planning Board has issued a Negative Declaration;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the application, as shown on plans prepared by Ron San Filippo, dated May 25, 2026 and last revised April 23, 2026 (the "Approved Plans"), subject to the following conditions, all of which are material and enforceable. Each condition herein shall constitute a material condition of approval:

CONDITIONS OF APPROVAL

1. Lighting. All exterior lighting shall be fully shielded and directed downward so as to prevent glare and light spillover onto adjacent properties or Route 23A. Except for minimal security lighting necessary for safety and

security purposes, all non-essential exterior lighting, including parking lot and site lighting, shall be extinguished no later than one (1) hour after the close of business operations of the retail establishment and shall remain off until one (1) hour prior to reopening.

2. Outside Agency Approvals. No construction, land disturbance, or site activity requiring approval or permitting from any outside agency, including but not limited to the New York State Department of Environmental Conservation (NYSDEC), New York State Department of Transportation (NYSDOT), or New York City Department of Environmental Protection (NYCDEP), shall commence until all such approvals and permits necessary for said work have been obtained and copies provided to the Town Building Department.

3. Signage – Mandatory Compliance. All signage on the property shall comply with the applicable provisions of the Town Code. Any existing nonconforming, unlawful, or unpermitted signage shall be removed or subsequently applied for with the Town Board within sixty (60) days of the approval of this resolution. All signage will be brought into full compliance with the Town Code within sixty (60) days of the date of Town Board approval.

4. Building Permits Required. No construction, installation, or site modification shall occur without proper building permits.

5. Absolute Prohibition – Mulch Processing. Mulch processing, including but not limited to grinding, shredding, coloring, screening, composting, or other mechanical processing of mulch, wood waste, brush, or similar materials, is strictly prohibited on the site at all times. Chipping Activities will be limited to 10AM-4PM Monday through Friday only.

6. Absolute Prohibition – Tub Grinders. The use, operation, storage, or presence of tub grinders, horizontal grinders, or similar high-intensity wood, brush, or mulch processing equipment on the property is strictly prohibited at all times.

7. Mulch Storage Cap and Stockpile Management.

- A. Mulch storage on the property shall not exceed four hundred (500) cubic yards at any time. Exceeding this limitation shall constitute a violation of this approval and the Town Code.
- B. All mulch and organic material stockpiled on the site shall be actively managed so as to minimize odor, dust, combustion risk, vermin attraction, and nuisance conditions affecting adjoining properties or the surrounding area.
- C. Turning and Aeration Requirements. All mulch stockpiles shall be mechanically turned, aerated, or otherwise actively managed at intervals sufficient to prevent overheating, decomposition-related odors, or spontaneous combustion. In no event shall active mulch stockpiles remain unturned for more than one hundred and eighty (180) consecutive days during periods when mulch is stored onsite.
- D. Recordkeeping. The property owner and/or operator shall maintain written records documenting the dates of mulch turning, aeration, and related management activities. Such records shall be retained onsite and made available to the Town upon reasonable request.
- E. Enforcement. Failure to maintain mulch stockpiles in accordance with these conditions may constitute a violation of this approval and/or the Town Code and may subject the property owner and/or operator to enforcement proceedings, including revocation proceedings, penalties, or other remedies authorized by law. Nothing herein shall relieve the Applicant from compliance with applicable fire safety, NYS Fire Code, DEC, or other regulatory requirements relating to combustible organic material storage.

8. Screening, Landscaping, and Mitigation. All buffering, landscaping, screening, and mitigation measures depicted on the approved site plans, including but not limited to fencing, berms, plantings, and other visual or noise attenuation measures, shall be fully installed prior to the issuance of a Certificate of Compliance, Certificate of Occupancy, or other final approval, unless otherwise authorized by the Planning Board or Building Department. All such measures shall thereafter be continuously maintained in good condition by the property owner and/or operator. Any failure, deterioration, or removal of required screening, landscaping, or mitigation measures resulting in unreasonable visual, noise, lighting, dust, or other off-site impacts shall be promptly corrected upon notice from the Town within a reasonable time. Applicant shall provide plan of mitigation following appropriate notice.

9. Compliance with Existing Violations. The Applicant shall fully remedy all existing violations and bring the property into substantial compliance with the Town Code, the approved site plans, and the compliance measures depicted on the map labeled "Compliance Plan" located on the right side of Page 5 of the approved site plan set, within ninety (90) days of the date of signature of this approval (the "Compliance Deadline"). Failure to satisfy the Compliance Deadline may result in immediate referral for enforcement proceedings and the Planning Board expressly reserves the right, after notice and an opportunity to be heard, to modify, suspend, or revoke this approval to the extent authorized by law.

10. Phased Compliance Authority. The Code Enforcement Officer ("CEO") and other authorized Town officials are authorized to inspect the property at reasonable times to determine compliance with the conditions of this approval, the approved site plans, and applicable provisions of the Town Code. The CEO may withhold the issuance of permits, certificates, Certificates of Compliance, Certificates of Occupancy, or other approvals in the event of noncompliance with this approval or applicable law.

11. Access and Parking Restrictions. All parking areas designated for residential use shall remain exclusively reserved for residents, residential guests, and related residential purposes. Upon commencement of operations of the Phase 2 retail component, internal driveway access serving the residential portion of the property shall be limited to residential, service, and emergency vehicle use only, and shall not be utilized for customer, commercial, or general retail traffic except as specifically authorized on the approved site plans.

12. Hours of Operation. All industrial, sawing, log-cutting, or other material processing activities conducted on the property shall be limited to the hours of 8:00 a.m. through 6:00 p.m., Monday through Saturday only. No such activities shall occur on Sundays or legal holidays, except in the case of emergency work necessary to protect public safety or prevent property damage.

13. Residential Use Limitation. The residential structure on the property shall remain accessory and subordinate to the principal approved use of the property and shall be utilized solely for residential occupancy by employees of the business operating on the premises. The residential structure shall not be used for short-term rental purposes, transient occupancy, vacation rental use, or other public lodging accommodations.

14. Ongoing Operational Compliance. The use and operation of the property shall at all times remain substantially consistent with the approved site plans, all conditions of approval, and the material representations made by the Applicant to the Planning Board during the application and approval process. Any material change, expansion, intensification, or deviation from the approved plans or representations, as determined by the Planning Board or Code Enforcement Officer, shall require further review and approval by the Planning Board prior to implementation.

15. Inspection and Escrow. The Planning Board and/or the Code Enforcement Officer ("CEO") may require the Applicant to establish and maintain an escrow account, in an amount reasonably determined by the Town, for the purpose of reimbursing the Town for professional inspection services, engineering review, planning review,

legal review, or other consultant services related to monitoring compliance with this approval and the approved site plans. All such costs shall be borne solely by the Applicant.

16. Automatic Lapse. This approval shall automatically expire and become null and void if the Applicant fails to commence substantial construction within twelve (12) months of the date of this approval, or fails to satisfy the Compliance Deadline set forth in Condition No. 9, unless an extension is granted by the Planning Board upon written request made prior to the expiration of the applicable deadline.

17. Enforcement and Revocation. Failure to comply with any condition of this approval, the approved site plans, or applicable provisions of the Town Code shall constitute grounds for enforcement action by the Town and may result in the suspension, modification, or revocation of this approval following notice and an opportunity to be heard, in addition to any other remedies available under law or equity.

18. No failure by the Town to immediately enforce any condition herein shall constitute a waiver of the Town's right to enforce this approval or the Town Code at a later time.

FURTHER RESOLVED, that the Planning Board finds that, as conditioned, the Project:

- is consistent with the Town of Hunter Site Plan Review Law
- will not result in significant adverse environmental impacts
- adequately mitigates impacts relating to noise, visual character, traffic, and neighboring properties

FURTHER RESOLVED, that the Chairperson is authorized to sign the Approved Plans, subject to satisfaction of all conditions.

The foregoing resolution was introduced by: Marc Czermerys

Seconded by: Charles Knopp

Upon the question of the adoption of this Resolution, the following Board members voted "Aye" in favor of the Resolution: Charles Knopp, Joseph Zecca, Marc Czermerys, Penny Sikilas, Susan Kukle, Aleksandra Smith, Peter Kelly

The following Board members voted "No" in opposition of the Resolution: n/a

The following Board members were "Absent": n/a

This Motion was carried by a 7-0 vote of the Planning Board members on June 2nd, 2026



Marc Czermerys, Chairman



