

***Town of Hunter Planning Board
Meeting Minutes
August 4th, 2026***

Board Members Present

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

Absent Member

Rose Santiago

Public Present

Taylor Baker

Marc Czermerys called the meeting to order at 6:30pm.

Pledge of Allegiance

Member Roll

Motion by Penny Sikalis to approve July 2026 minutes

2nd Aleksandra Smith

Cortina Mountain Estates extension of Conditional Subdivision

-T Baker presenting

Mr. Baker reported they are close to finalizing a deal with senior partners who have requested updated confirmation of entitlements for the project. The team is awaiting feedback from DEP and plans to update their HOA documents once a deal is struck with the new partners.

-The applicant plans to review environmental laws, and endangered species reports over the next 90 days and will present findings at the next meeting on November 4th.

-Motion from Peter Kelly to grant the 90-day extension until the November 4th meeting. 2nd Susan Kukle 7-0

New Business-None

Discussions

Proposed Dumpster Law for Town

Enforcement of Bond for approved site plans and subdivisions.

-The main discussion centered on the proposed refuse control law, with participants sharing concerns about illegal dumping and bear access to trash containers. Key issues discussed included the definition of dumpsters, requirements for bear-proof containers, restrictions on residential trash storage, and enforcement challenges.

-The board discussed potential solutions for garbage disposal issues in Hunter. He referenced the Village of Hunter's previous garbage collection service, which was underutilized despite being affordable, and emphasized the need for convenient and legal options for residents. The board also mentioned the importance of addressing construction dumpster usage and suggested getting input from businesses that rent dumpsters, while noting that larger waste companies might not participate in discussions.

- The board agreed to research how other resort communities handle trash management and consider amending both the refuse control law and short-term rental regulations to address trash handling requirements.

Use and Enforcement of Bonds as allowed in current Site Plan and Subdivision laws

- The board discussed the effectiveness of bonds in ensuring compliance with site plan and subdivision laws, using examples like Northgate and the Villa Maria property to illustrate how bonds could have forced improvements and cleanup. He emphasized that not having bonds leaves properties in poor condition and creates accountability issues. The board agreed to ask Rose Santiago, the building inspector, to inspect specific properties including Dollar General and Pete's, to enforce required landscaping improvements.

Discussion around tightening use of existing and creation of improved processes for reviews

- The board discussed the need to strengthen code enforcement processes to ensure compliance with site plan requirements, particularly regarding landscaping and road maintenance. Chales Knopp proposed implementing mitigation mats and other measures to improve road conditions.

-Charles Knopp proposed creating standardized checklists for development applications covering items like aesthetics, turning radius, and dumpsters, and suggested hiring an intern to organize and digitize existing site plans. He emphasized the need to enforce bonding requirements for new developments, particularly for the Cortina project, and discussed implementing stricter meeting protocols to maintain focus on key issues.

-The board discussed the need to improve planning board processes and enforcement, particularly around site plan checklists and public comment procedures. He proposed implementing structured public hearings with time limits and a lectern system to better manage comments and maintain order. The discussion also covered challenges with enforcing building codes and property standards, noting the town currently lacks sufficient manpower for effective enforcement.

Motion by Joseph Zecca to close the meeting. 2nd Penny Sikalis 7-0

