

TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
JULY 7TH, 2026

BOARD MEMBERS PRESENT

Marc Czermerys
Penny Sikalis
Susan Kukle
Joseph Zecca
Charles Knopp

BOARD MEMEBERS ABSENT

Peter Kelly
Susan Friedman
Aleksandra Smith
Rose Santiago

PUBLIC PRESENT

David Kukle
Victor Long
Sandy Long
Casey Long
Connor Greco
Colin Houston

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

Pledge of Allegiance

Member Roll

Motion by Penny Sikalis to approve the June 2026 meeting minutes

2nd Susan Kukle

NEW BUSINESS

Wong/Zheng and Manuszak Lot Line Adjustments, parcels 206.00-3-, 206.03-3-6, 206.03-3-18, 206.03-3-2.12, 206.00-3-22 and 606.03-2-5

C Houston presenting

Richard Manuszak owns parcel 206.03-3-6 (currently 8.453 acres). Stephanie T. Wong and Mei H. Zheng own parcel 206.00-3-11 (currently 151.913). This lot line adjustment application proposes transferring 6.11 acres from parcel 206.03-3-6 to be merged with parcel 206.00-3-11. This starts with two lot and ends with two lots, thereby qualifying as an Altered Lot Line.

Mr. Manuszak is retaining title to remaining 2.342-acre lot, as it contains a unique existing structure that supports his other agricultural endeavors on Diamond Notch Road. This supportive use on a small parcel is consistent with the similar supportive role of parcel 206.03-1-1, also located on Diamond Notch Road, as that parcel contains only a swimming pool and tennis court available for us by members of an HOA.

Marc and Colin Houston presented information about property line maps and discussed a property division plan involving Mr. Manuszak, who owns multiple adjacent properties on Diamond Notch Road. The presentation focused on a proposal to give a portion of property to Mr. Manuszak's daughter for potential house construction, with the property being split by a stream. The discussion included details about the proximity of the properties and the involvement of other landowners.

Marc discussed property setback regulations based on fire code requirements and explained the land ownership situation involving Mr. Manuszak and Mr. Zhang. The discussion focused on preserving existing infrastructure while transferring most of the property to Mr. Zhang, who is interested in maple syrup operations. Marc clarified that this is a Type 2 action under SEQR, which does not require environmental review.

Motion by Charles Knopp to approve the lot line adjustments as presented
2nd Penny Sikalis

Casey Long asked about any meetings about the bear issues. Marc discussed the options for addressing bear population issues, suggesting that this could start by using the Public Be Heard section at regular or workshop meetings, or reach out to Lara in the supervisor's office for more formalized action. He noted that the Village of Hunter is currently working on laws that might align with the town to help with enforcement. Marc emphasized that having more people voice their concerns would increase the likelihood of action being taken.

Marc discussed a refuse law that the Village of Hunter Board will review at their meeting on Monday at 7 PM at the water treatment facility. He provided contact information for Kathleen Hilbert, the Village Clerk, and suggested bringing photographs of dumpsters to the meeting. The discussion concluded with arrangements for document signatures and the meeting was closed without entering having to enter executive session.

Public to be Heard N/A

Executive Session N/A

Motion by Penny Sikalis to close the planning meeting 2nd Joseph Zecca