TOWN OF HUNTER PLANNING BOARD
MONTHLY MEETING
SEPTEMBER 1ST, 2026

BOARD MEMBERS PRESENT
Marc Czermerys
Penny Sikalis
Charles Knopp
Joseph Zecca
Peter Kelly
Susan Kukle
Susan Friedman

ABSENT MEMBERS
Aleksandra Smith

ZOOM ATTENDEES
Rose Santiago
Jo Miller

PUBLIC PRESENT
Shelby Figiel
James Figiel
Leo Gilmore

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

Pledge of Allegiance

Member Roll

Motion by Peter Kelly to approve the August meeting minutes with corrections. 2nd Penny Sikalis 7-0

NEW BUSINESS

Clum Hill Cabins Site Plan parcel #182.00-1-35 Town of Hunter
TABLED until the October meeting.

HFA/Figiel Chiropractic Site Plan parcel #183.05-1-36 Haines Falls

-S Figiel presenting
-This project is a renovation of a four-car garage into a chiropractic office and add a new entrance into the space.
-Maintain a shared bathroom and parking spaces.
-Marc Czermerys states the parking should be ADA and with a parking plan.
-A sign permit will be requested.
-Motion by Charles Knopp to submit for a 239-review 2nd Penny Sikalis 7-0
-Motion by Penny Sikalis to be lead agency 2nd Susan Kukle 7-0
-Motion by Charles Knopp for a public hearing at the October 6th meeting
2nd Joseph Zecca 7-0

Hunter House STR Site Plan parcel #148.00-4-29 Town of Hunter

-The applicant could not attend the meeting.
-This is a 6-bedroom STR.
-The building inspector states the applicant already has a CO.
-This project will need a parking plan.
-Motion by Charles Knopp to submit for a 239-review 2nd Susan Kukle 7-0
-Motion by Charles Knopp to be lead agency 2nd Joseph Zecca 7-0
-Motion by Susan Kukle for a public hearing at the October 6th meeting
2nd Jospeh Zecca 7-0

Discussion about the dumpster law for the Town of Hunter follow up.

The board discussed the Village of Hunter's new dumpster law that prohibits curbside collection, expressing concerns about how it might affect elderly and low-income residents who may struggle to transport trash to the transfer station. They questioned whether certain types of waste enclosures would be permitted under the law and emphasized the need for clear definitions of what constitutes an acceptable trash receptacle. Marc Czermerys noted that while the law might work for the Village of Hunter due to its older demographic, it could present challenges for the town's diverse population, including those without transportation or financial means to pay for private waste pickup services.

The board discussed demographic data showing that the Village of Hunter has an older population with a high percentage of short-term rentals and lower income compared to other mountaintop areas. Rose Santiago clarified that the garbage disposal law would primarily affect Airbnb and summer residents rather than full-time residents, as those with dumpsters in their driveways are typically seasonal property owners. Marc Czermerys mentioned he might review the law further and share his thoughts with the board, and the conversation ended without requiring an executive session.

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