

TOWN OF DENNING PLANNING BOARD MEETING

September 19, 2024

Start Time 6:03 pm

Present: Chris McInerney, Travis Coddington, Amanda Geelan, Katherine Parr, Tony Carminati, and Steve Bobik

Public Present: Councilman Kevin Smith – Town Board Liaison, Pixie Piera, Sam Yaquby, Tony Siciliano Land Surveyor, Laura Brock and Aldora Farfalla

Documentation distributed to all Planning Board Members regarding Short Term Rental (STR) Application and Special Use Permit Procedure for the Town of Denning. Discussion follows. Chairman Sibiga asks all members to review the documents and procedure. The Public Hearing for Shannon McGarity at 24 Woodfield Road has been postponed to accommodate this correct procedure. Continued discussion regarding existing STRs rules and procedures.

New Business:

- Pixie Piera is present at tonight's meeting. She is a long-term resident of Sundown. She has a question regarding the building across from her house that she rented from the owners for her business for many years. The building was formerly the Town Hall a long time ago. She tried to purchase the property and building but the owners don't want to sell it. The owners are now talking about possibly tearing it down. Ms. Piera will be putting her house on the market shortly and wants to know what the status of that property will be. Ms. Piera presents a map from 1979 for review. She is wondering if the owners tear down the existing building on the property do they lose the ability to rebuild on the lot? It is suggested that Pixie contact the owners regarding their most recent survey map to confirm the property lines, etc. and ask if they have plans for the property. Discussion continues.
- Laura Brock is present representing Brock-Smith Properties LLC with Anthony Siciliano-Land Surveyor. Preliminary subdivision map is presented for property on the Frost Valley Road that borders Winton Waters. Two Lot subdivision from an approximately 368-acre parcel. Tax Map No. is 42.-1-36.100. Proposing two lots one approximately 93-acre lot with the balance being the other lot. Chairman Sibiga asks how the property is accessed. She may possibly be talking to the DEP to take over a part of the property as she explains she wants to keep it natural. Discussion follows. Chairman Sibiga is questioning access. Ms. Brock explains that she does have access for timbering in the deed for this property. Discussion continues regarding access and the owner states she is going to be talking to neighbors regarding possibly buying access for one lot and will be negotiating with Winton Waters regarding right of ways. Chairman Sibiga is extremely concerned regarding now having two lots with limited access. Discussion continues regarding the abandoned road off of Taylor Road which is gated by the White Tail Hunting Club.

- The 93-acre lot will be sold to Winton Waters and will have access through their property. Mr. Siciliano asks if a public hearing can be held at the next meeting and he will have the proper documentation available. Chairman Sibiga states that he doesn't think a public hearing is necessary for a 2-lot subdivision. Discussion continues regarding the documentation that will be required for review and approval. Chairman Sibiga requests a check from Laura Brock for \$120.00 for the Subdivision application fee.

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Old Business:

- Yaquby STR (Short Term Rental) Special Use Permit Application for 4 Woodfield Road. Chairman Sibiga asks if anyone has any further questions. Tony Carminati asks Mr. Yaquby how the garbage from rental is dealt with. Mr. Yaquby states he has a guy who will clean up and take the garbage after a rental. No other questions or issues. Chairman Sibiga requests a motion to approve the Special Use Permit for Short Term Rental Application for 4 Woodfield Road. Travis Coddington makes the motion and Chris McInerney seconds it. All In Favor – None Opposed. Chairman Sibiga will notify Mr. Von Hassel who will be in touch with Mr. Yaquby for the inspection. When it passes inspection, the Permit will be issued and an annual inspection will be conducted thereafter.
- Nicoletti STR Special Use Permit Application for 16 Kawlija Road. The Planning Board Members agree that Mr. Nicoletti should be present for questions and comments from Board Members before bringing the matter to vote. Chairman Sibiga will notify Mr. Nicoletti that he will need to appear regarding his application.

Chairman Comments:

- Chairman Sibiga advises the Board that he has a list from the County of registered STRs in Denning. The list is confidential regarding names and addresses but the tally is approximately 30 at the time the list was obtained from Ulster County. The Board discusses putting a cap on the number of STRs in Town. Discussion continues regarding notifying previous and current STRs to apply for the Denning Special Use permit.

Chairman Sibiga requests Board Member Comments:

- Chris McInerney was approached by resident Nancy George regarding outdoor fire pit regulations in Town regarding STRs. Discussion follows.
- Discussion continues regarding implementing additional STR regulations regarding garbage and campfires, etc.
- Katherine Parr raises the subject of tiny homes which is becoming an issue in NYS. Discussion follows.

Chairman Sibiga requests Councilman Kevin Smith Comments:

- Kevin Smith thanks the Planning Board Members for their service to the Town especially on these busy nights! And asks for confirmation regarding the Brock subdivision matter.

Minutes:

- Chairman Sibiga reads the minutes from the August 2024 Planning Board meeting and requests a motion to approve the minutes as read. Chris McInerney makes the motion to approve and Steve Bobick seconds it. All In Favor. None Opposed.

Correspondence:

There is no correspondence for review.

Any further comments: There are none

Chairman Sibiga requests a motion to adjourn the meeting at 7:46 pm. Motion by Tony Carminati and seconded by Amanda Geelan. All In Favor. Meeting Adjourned.

The next meeting of the Town of Denning Planning Board will be held on Thursday, October 17, 2024 at 6:00 pm at the Town of Denning Town Hall, 1567 Denning Road, Claryville, NY.



Amanda Geelan
Steph Bell Sr.
Hallie Parr
A.L. Carminati