

TOWN OF DENNING PLANNING BOARD MEETING

November 21, 2024

Start Time 6:07 pm

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

Absent: Chris McInerney

Public Present: Councilman Kevin Smith – Town Board Liaison, Beth and Gregg Matthews, John and Maureen Hamilton and Arnold Wagner

Chairman Sibiga opens the Public Hearing for Shannon McGarity Short-Term Rental (STR) Application for Special Use Permit at 24 Woodfield Road SBL: 43.3-4-5.200

- Chairman Sibiga states that he has spoken to Karl Von Hassel, Denning Code Enforcement Officer, who confirmed that he did the preliminary inspection regarding said application and confirmed the matter could proceed. Ms. McGarity confirms that inspection. Chairman Sibiga states that boundaries on this property are concerning to neighboring residents and wants Ms. McGarity to clearly mark the property boundaries for guests with signage.
- Chairman Sibiga opens the meeting to the Public present to state their concerns or ask questions.
- Arnold Wagner introduces himself as representing the Plattekill Rod and Gun Club. The Club has 140 members and they are opposed to this STR. The club is concerned regarding guests of Ms. McGarity wandering onto their property, and the fact that it has been a hunting camp since 1960.
- Gregg Matthews introduces himself and states that he lives at 61 Woodfield Road. He and his wife are full-time residents. While he respects the Plattekill Club he states that in the past few years he has only seen three members there. Discussion follows with Mr. Wagner regarding the camp buildings and membership. Mr. Matthews is in favor of Ms. McGarity's STR application.
- Maureen Hamilton introduces herself and states that she lives at 619 Red Hill Knolls Road with her husband John. She asks Mr. Wagner how the Club deals with the other STRs in the area. Discussion follows regarding guest issues in other area STRs. Mr. Hamilton introduces himself and states that he is a full-time resident and has had no issues with the STR guests. Mr. and Mrs. Hamilton express their support for Ms. McGarity's STR application.
- Discussion follows among Planning Board members regarding STR guests trespassing on surrounding neighbor's properties.
- Ms. McGarity states that her tiny cabin has specific rental rules that she has established regarding the number of guests, the marked property lines, etc. She states she has always been a good neighbor and will continue that with her STR.
- Beth Carlson Matthews introduces herself and states that she is familiar with Ms. McGarity and her rental which is a tiny cabin with two tiny bedrooms. She doesn't allow

her guests to hunt and is very respectful of the STR rules and her neighbors. Greg Matthews also states that there are other operating AirBnBs on Woodfield Road at this time and there have been no issues.

- Discussion continues regarding trespassing by guests and how best to deal with that from the STR owner perspective to help make sure that doesn't happen. Ms. McGarity makes sure her guests know where they can go and where they can't go.
- Chairman Sibiga confirms that all public statements during the meeting are on the permanent record. He states that he received a few emails regarding this Public Hearing. One is from Bonnie Nolan from 10 Woodfield Road. She states that as a property owner on Woodfield Road she strongly opposes so many STRs on one road. Email questions how what she deems is a commercial venture can be approved in this rural residential area. She states there is another property on Porcupine Road advertising on the web and no notification was received regarding the approval for that STR. The guests had a bonfire during the State of Emergency Burn Ban recently. She feels the Town of Denning is losing control by allowing unknown occupants on these properties who are unsafe. Email received from Albert Pinand who owns 129 Porcupine Road. Mr. Pinand is not a close neighbor of this particular STR application so Chairman Sibiga decides not to include his email in this Public Hearing.
- Travis Coddington asks Ms. McGarity if the rental is 3-season. She states that she closes it down the first week in January and depending on the weather starts back up again in April.
- Chairman Sibiga advises the Public present that this hearing is held to gather information and opinions regarding this specific application. He states that the Planning Board will review all the information and vote on this matter at its next meeting in December.

Chairman Sibiga requests any further questions or comments from Planning Board members. There are none. There are no further questions or comments from the Public present.

Chairman Sibiga closes the Public Hearing for 24 Woodfield Road and requests a motion to close the Hearing at 6:28 pm. Amanda Geelan makes a motion to close the Public Hearing and Steve Bobik seconds the Motion. All in favor. Motion carried.

The Regular Planning Board Meeting for November 21st, 2024 begins at 6:30 pm.

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

Absent: Chris McInerney

Public Present: Councilman Kevin Smith – Town Board Liaison

Old Business:

- Chairman Sibiga states that he spoke to Karl Von Hassel recently and was advised that both of Frank Nicoletti's properties on Kawlija Road (16 and 53 Kawlija) have been inspected and the Public Hearing for 53 Kawlija can now be held. Chairman Sibiga tells the Board that he will schedule the Public Hearing for 53 Kawlija for December 19th, 2024 prior to the regularly scheduled Planning Board meeting.
- The Board continues discussions regarding the number of STRs operating in Denning with and without approval. Ulster County confirmed that there are 32 registered in the Town of Denning. Discussion continues regarding revising Zoning Law regarding STRs. Steve Bobik raises the concern regarding neighboring STRs being rented by the same group. Discussion follows.

New Business:

- There is no new business before the Planning Board.

Correspondence:

- Confirmation received from the Ulster County Clerk's Office that the Brock-Smith Subdivision has been received and filed with the County.
- Letter from the Ulster County Planning Board stating that the Town of Denning is not represented on the County Planning Board.

Minutes

- Chairman Sibiga reads the Minutes from the October 17, 2024 Planning Board Meeting and requests a motion to approve the minutes as read. Tony Carminati makes the motion to approve the Minutes with corrections and Katherine Parr seconds it. All in Favor. None Opposed.

Chairman Sibiga asks if Councilman Smith has any questions or comments. Mr. Smith confirms that the Town Board also received a copy of the letter from the Ulster County Planning Board. Councilman Smith contacted Dennis Doyle at Ulster County and explained the situation regarding travel and time limitations for a Denning resident to attend Ulster County Planning Board meetings and he understood. Councilman Smith asked Mr. Doyle if it were possible for a Denning member to attend by Zoom. Mr. Doyle stated that they had entertained that at one time but it was felt that everyone would want to take advantage of that, there would be no quorum,

etc. Councilman Smith let Mr. Doyle know that there was no member available for the Ulster County Planning Board at this time.

Chairman Sibiga requests Board Member Comments: Travis Coddington asks if documentation is being drawn up regarding the Planning Board suggestions for amendments to the Zoning Law for STRs. Discussion continues regarding formal recommendations to the Town Board. Katherine Parr volunteers to write the recommendations:

1. Property delineation for guests to prevent trespassing on neighboring properties.
2. Animal proof trash/garbage containers.
3. **Owners and guests must adhere to Town and State Burn Bans, Red Flag Warnings and States of Emergency.**
4. Owners and guests must comply with Zoning law regarding outdoor lighting and noise.
5. If violations occur the Planning Board has the option of cancelling or not renewing the Special Use Permit for STR.
6. The Planning Board would like to advise the Town Board that it opposes non-compliance with current Zoning Law by STRs operating without Town of Denning inspections and STR approval.

The Planning Board will finalize the list over the next month and prepare it to submit to the Town Board.

Chairman Sibiga asks if there are any further comments from Planning Board Members. There are none.

Chairman Sibiga asks if Councilman Smith has any further comments. He does not.

Chairman Sibiga requests a motion to adjourn the meeting at 7:14 pm. Motion by Travis Coddington and seconded by Tony Carminati. All In Favor. Meeting Adjourned.

The next meeting of the Town of Denning Planning Board will be held on Thursday, December 19th, 2024 at 6:00 pm at the Town of Denning Town Hall, 1567 Denning Road, Claryville, NY.