

Town of Denning Planning Board Meeting Minutes
June 15, 2023

Meeting called to Order at 6:05 pm by Planning Board Chairman, Joseph Sibiga

Present: Chairman Joseph Sibiga

Board Members Present: Steve Bobik, Katherine Parr, Anthony Carminati and Travis Coddington

Absent: Shelley Curry and Chris McInerney

Public Present: Aldora Farfalla, Ross Ramsey and Councilman Kevin Smith

New Business:

- Aldora Farfalla appeared before the Planning Board at last month's meeting for her proposed Bed and Breakfast Permit application, but no meeting was held as there was no Quorum. She appears today with her Application for Planning Board Approval for a Bed and Breakfast at her location of 71 Taylor Road, Claryville, NY. SBL: 50.-1-3.120. An informal discussion regarding this matter was held last month, however no formal presentation was made.

Ms. Farfalla explained her Bed and Breakfast proposal as renting out two (2) rooms at present as a trial as she feels that it may not be viable in the winter months. She will market the B&B, see what kind of feedback / bookings she gets and see how it goes. Katherine Parr questions whether the proposal is for full-time or just weekends at this point. Ms. Farfalla answers that she is not sure yet and she will see what kind of business the summer brings. Discussion follows that bookings will most probably be for weekends, but during the summer months it could also be mid-week. It is proposed for two (2) rooms / two (2) people per room maximum. It will be geared toward adult guests.

Ms. Farfalla confirms that she had discussions with the Denning Code Enforcement Officer / Building Inspector, Karl Von Hassel. When Ms. Farfalla has Planning Board approval for this venture Mr. Von Hassel will come and inspect the premises. Discussion follows regarding guidelines and requirements for a Bed and Breakfast in the Denning Zoning Law.

Further discussion held regarding specific requirements for the property and building(s) and the fact that the owner must be in residence to operate a Bed and Breakfast in Denning. It is agreed that a basic letter by the property owner will be submitted explaining intent for Use.

As this Use will require a Special Permit, there is a process involved in issuing same. The Ulster County Planning Board must give its approval and the Denning Planning Board must hold a Public Hearing regarding the matter. A Public Hearing Notice must be published and all property owners within 400 feet of the subject property must be notified by Certified Mail and regular mail.

Chairman Sibiga then explains that the Public Hearing will be held on Thursday, July 20th, 2023 at 6:00 pm before the regularly scheduled Planning Board Meeting. If Ulster County gives its clearance and there is no opposition to Ms. Farfalla's application, a Special Use Permit will be issued by the Planning Board. Chairman Sibiga will then notify the Building Inspector/Code Enforcement Officer, Karl Von Hassel, of the approval.

Old Business:

- No Old Business

Correspondence:

- No correspondence received.

Minutes of previous meeting from April 20, 2023 were read by Chairman Sibiga. Motion to approve minutes is tabled until next month's meeting.

Chairman Sibiga asks for Board Member Comments:

- Steve Bobik poses the question if someone comes into the area, buys a property, fixes it up and puts it on the internet as an Air B&B how does the County of Ulster and the Town of Denning find out about it? Discussion follows regarding the Zoning Law, these types of establishments in Denning, and reporting same in regard to gaining revenue for the Town.
- Katherine Parr asks what is happening at the Rudolph Farm property. Councilman Kevin Smith confirms that the owner is building a house. He has a building permit. Discussion follows.
- Tony Carminati states that bicycle rallies, etc. have come through Denning and have been painting directions on the roads again as was done in previous years. This is not allowed, and the organizations are supposed to get a permit beforehand. Discussion follows.

Chairman Sibiga asks for Town Board Liaison Kevin Smith's comments:

- Councilman Smith, in regard to the Farfalla application, reiterates that the Zoning Law requires a "site plan" for the Bed and Breakfast proposal. Chairman Sibiga points out that since there is no new construction or the like, a letter outlining a narrative for the intent of the Use should suffice. Discussion follows regarding requesting a site plan in this type of matter and should the wording be amended in the Zoning Law.

Motion to adjourn the Meeting at 6:51 pm made by Travis Coddington and seconded by Steve Bobik. All in favor.

The next Town of Denning Planning Board meeting will be held at 6:00 pm on July 20th, 2023 directly following the Public Hearing scheduled for that date.