

Town of Denning Planning Board Meeting Minutes
July 20, 2023

Public Hearing began at 6:06 pm.

Present: Chairman Joseph Sibiga

Board Members Present: Shelley Curry, Chris McInerney, Steve Bobik, Katherine Parr and Travis Coddington

Absent: Anthony Carminati

Public Present: Mary Knox, Aldora Farfalla, Ross Ramsey, Doreen Hafner, Michael Hafner, Kimberly Matadial, and Bob Beswick

The Public Hearing regarding Aldora Farfalla's Bed and Breakfast Application at 71 Taylor Road is opened by Chairman Sibiga. For the present she is just planning on having two (2) rooms available with a maximum of two (2) guests per room – so four (4) total occupants. Ms. Farfalla has been in touch with Karl Von Hassel, Denning's Code Enforcement Officer / Building Inspector regarding this matter. The Public Hearing is being held to answer questions and hear any concerns that residents have.

Chairman Sibiga requests Public Comments:

- An email was received from Charles Pivovarsky – Owner of 79 Taylor Road – who received notification of this Public Hearing but was unable to attend in person. Mary Knox is present representing his interests. Chairman Sibiga read the email. In answer to Mr. Pivovarsky's concerns Chairman Sibiga states that the Application is for a Bed and Breakfast which requires the homeowner to be present when guests are in residence and they are simply renting rooms out in their home - a room a bed, a bathroom and breakfast. No zoning changes are required. Mr. Pivovarsky's concerns of septic, water and other environmental impacts will be addressed as Ms. Farfalla will have to have a NYS SEQR (State Environmental Quality Review) study done that will be required before a Special Permit is issued. Discussion follows regarding the Letter of Intent requested by the Planning Board at the last meeting regarding the Application and the Special Use Permit. Travis Coddington advises that the Denning Code Enforcement Officer / Building Inspector needs to review the entire matter and do an inspection before the Planning Board votes on approval for the Special Use Permit. Mr. Coddington reiterates that a site plan is necessary for the application and explains that Ms. Farfalla needs to have a floor plan of the house designating what rooms will be available for the Bed and Breakfast, where the emergency exits are, where the smoke detectors are, where the outlets are, etc. to make sure the building is up to code. A professional stamped plan is not necessary; however a detailed site plan is necessary including the above information. A traffic study was not done and is deemed not required by Planning Board members as a maximum of 4 guests – one or two cars – is not going to be a concern. Privacy and trespassing concerns for adjoining property residents are addressed by Ms. Farfalla providing guests with property boundary locations. Ms. Farfalla acknowledges that she will not be having guests in the winter months and the Letter of Intent outlines her B&B as a three-season venture – April through November.
- Chairman Sibiga then reads Ms. Farfalla's Letter of Intent. Discussion follows.
- Chairman Sibiga acknowledges receiving an email from Ivan Schulman and Lisa Klos with questions along the same lines as the other Public present, which he was able to address to their satisfaction.

- Bob Beswick – owner of 83 Taylor Road – says he is an adjoining landowner and states that he did not receive notification of the Public Hearing or any other documentation regarding same. He feels the Town is in default regarding proper notice of the Public Hearing. He drove in from Maine yesterday and is missing 3 days of work. States no one received adequate notice. Chairman Sibiga states that Denning has USPS receipts stating that certified mailings did go out on July 5th (within the 15 days required) of the Hearing. The Notices were also sent regular mail same day. Chairman Sibiga apologizes, but states that the regulations were followed and he has no control over the mail delivery. Mr. Beswick then states his concerns regarding trespassing, road conditions, and number of occupants, etc. Travis Coddington states that the maximum number of rooms they can rent out is 5 and the maximum number of guests is 10. If at any time someone feels that there are more guests than what is permitted, it should be reported to the Code Enforcement Officer / Building Inspector and he will investigate and will suspend or revoke the Permit if the regulations aren't being followed. Mr. Beswick also expresses concerns regarding liability of adjacent landowners regarding visitors who might be trespassing and get injured, etc. on another parcel. Mr. Beswick also has questions regarding glamping, which doesn't have anything to do with this application, but that matter is included in the Zoning Law.
- Mike Hafner – adjacent landowner on Taylor Road – for Special Use Permit specific conditions need to be met and zoning is up to date in Denning. He has some specific questions. Does this matter need to go before the Ulster County Planning Board? Chairman Sibiga answers Yes. Septic capacity will be checked through SEQR. He questioned why trees were cut down on the property – Ms. Farfalla said for the view. He had questions regarding the use which were answered by Ms. Farfalla and the Letter of Intent. Mr. Hafner had noise and smoke concerns, campfires every night – outdoor music, etc. which were answered. Mr. Hafner has road concerns as well. Discussion follows. Conditions can be put in the Special Use Permit for periodic reviews and renewals. Additional concerns discussed regarding room tax, etc. He is advised that is done at the Ulster County level.
- Bob Beswick has additional road concerns and discussion follows.

Chairman Sibiga asks if there are any additional Public Comments. No additional Public Comments.

Chairman Sibiga asks for a motion to close the Public Hearing. Motion made by Chris McInerney and seconded by Katherine Parr. All in Favor. Public Hearing closed at 6:54 pm.

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The Regular Planning Board Meeting for July 20, 2023 is called to Order at 6:55 pm following the Public Hearing by Planning Board Chairman, Joseph Sibiga.

Present: Chairman Joseph Sibiga

Board Members Present: Shelley Curry, Chris McInerney, Steve Bobik, Katherine Parr and Travis Coddington

Absent: Anthony Carminati

New Business:

- No New Business

Old Business:

- Farfalla Bed and Breakfast Application. Mike Hafner requests information regarding the process for the Special Use Permit now that the Public Hearing is complete. Chairman Sibiga states that the Denning Planning Board will next present the matter to the Ulster County Planning Board and wait for their response. Ms. Farfalla is then required to provide the site plan and request the SEQR. Once those are received the matter goes to the Code Enforcement Officer / Building Inspector for his review and inspection. He makes his report to the Planning Board and then a determination is made. Discussion follows.

Correspondence:

- No correspondence received.

Minutes of previous meeting from April 20, 2023 were read and tabled at the June meeting. Motion to approve April 2023 minutes is made by Katherine Parr and seconded by Chris McInerney. All in Favor.

There are no Minutes from the May 18, 2023 meeting as there was no quorum present so no meeting was held.

Minutes of previous meeting from June 15, 2023 were read by Chairman Sibiga. Motion to approve minutes is made by Travis Coddington and seconded by Steve Bobik. All in Favor.

Chairman Sibiga asks for Board Member Comments:

- Katherine Parr asks if the Planning Board is sure that Ms. Farfalla is aware of everything she has to do before the Special Use Permit is approved. Discussion follows.

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

- Councilman Smith has no comment except to thank the Planning Board for all of their time and hard work.

Chairman Sibiga asks for any additional Public Comments:

- There are no additional Public Comments.

Motion to adjourn the Meeting at 7:13 pm made by Chris McInerney and seconded by Shelley Curry. All in favor.

The next Town of Denning Planning Board meeting will be held at 6:00 pm on August 17th, 2023.