

PLANNING BOARD MEETING MINUTES
December 21, 2023

The Planning Board Meeting is called to Order at 6:08 pm.

Present: Joseph Sibiga Chairman, Anthony Carminati, Katherine Parr, Shelley Curry present by telephone, and Steve Bobik arriving during the meeting.

Absent: Chris McInerney and Travis Coddington

Public Present: Supervisor David Brooks, Tyler Brooks, Councilman Kevin Smith and Chris Grey with Control Point Associates

• **New Business:**

Mr. Grey presents two lot line revisions; one between Gregory Vurckio and Frank Vurckio, and the other between Gregory Vurckio and Tyler Brooks. Mr. Grey has brought an additional map from what was previously submitted with the application by Control Point. The new document shows both lot line revisions together on one map. He proceeds to explain the map and proposed revisions which essentially makes 3 separate lots into 2 lots. Review of documents and maps and discussion follows. All lots created after the revisions are conforming lots.

Chairman Sibiga explains that the Board will now review all materials presented and a formal vote will happen at the next meeting. No Public Hearing will be required.

Planning Board member Steve Bobik arrives late to the meeting and the lot line revisions are explained to him.

Chris Grey asks if he is allowed to bring final maps to next month's meeting for signatures when approved, and Chairman Sibiga states that is a great idea. Discussion follows regarding same.

• **Old Business:**

Chairman Sibiga states that he had a discussion with Steve Bernabe regarding anticipated input from Ulster County regarding the Honzo Haven matter. Chairman Sibiga did hear from Ulster County Planning Board yesterday, and Mr. Bernabe will be attending January's meeting. Chairman Sibiga reads the Ulster County Planning Board recommendations to the Board. Vegetation issues are addressed and the owner may be required to contact the Ulster County DPW regarding access from the property to the County Route. Lighting recommendations are absent from the proposal. If any lighting is proposed details will need to be submitted to the local planning board. Chairman Sibiga states he does not think there are any lighting issues. Drinking water and waste water information was not included. Chairman Sibiga states he did not send that information that was presented to the Denning Board as he didn't have a small enough copy of the proposal. The County does not accept any electronic documents. Had they allowed the information to be sent by email Chairman Sibiga would have sent it to them. Discussion follows. Chairman Sibiga will forward the County's response to Mr. Bernabe.

Reading and signing of the previous month's minutes is tabled until the January 2024 meeting.

Chairman Sibiga will advise Control Point Associates that they will need to provide a check payable to the Town of Denning in the amount of \$50.00 at the January meeting for the lot line revision proposal.

Chairman Sibiga asks if the Board Members have any questions or comments.

Anthony Carminati states that he was speaking with Mark Boncek regarding NYS approved in-house training for planning and zoning board of appeals members. Is that a possibility for Denning's Planning Board? Review Zoning Law and Subdivision Regulations section by section for about an hour a month at each meeting as training. Supervisor Brooks sees no issue with that and will seek Board approval. All offered trainings are too far away for Board Members to travel and often don't pertain to Denning's unique circumstances. Recent online training session attended by certain members did not result in certificates being sent, and another member signed up for online training and was never provided the link. Discussion follows. Supervisor Brooks will discuss with the Town Board members.

Chairman Sibiga asks for any other Board Member comments.

Steve Bobik asks if there has been any other information or progress regarding AirBnBs operating in the Town of Denning. He states that there are two or more operating on his road. Supervisor Brooks states that towns may limit the number of these types of establishments operating in their town. Councilman Smith states that if the AirBnB was operating before Zoning was established they don't have to. Any new operations should be applying to the Board. There should be yearly safety inspections as well. Supervisor Brooks states that Code Enforcement Officer Karl Von Hassel has been working with a protégé and will be doing due diligence regarding these establishments and the yearly inspection fees due. Supervisor Brooks suggests that when there is a full planning board present the matter of possibility limiting the number of AirBnBs in Denning should be discussed. Supervisor Brooks states that he went through the Ulster County legislature to obtain a list of these operations in Denning. There are about 30 of them. Discussion follows regarding Town and County liability as the majority of these operations never applied to the Denning Planning Board for a permit. Discussion follows.

Anthony Carminati asks for information regarding the new sign at the Claryville Fire Department. Discussion follows.

Chairman Sibiga asks for any Public comments.

Supervisor Brooks wishes to thank the Planning Board Members for their volunteer service. It is very much appreciated.

Councilman Kevin Smith again reminds the Planning Board Members that Ulster County is looking for volunteers for the Ulster County Planning Board. The members answer that travel restrictions keep any Denning members from volunteering.

Motion to adjourn the meeting at 6:55 pm made by Anthony Carminati and seconded by Katherine Parr.

The next Planning Board Meeting is scheduled for January 18th, 2024 at 6:00 pm at the Denning Town Hall – 1567 Denning Road, Claryville, NY