

Town of Denning Planning Board Meeting

January 18, 2024

Start time 6:02 pm

Present: Chairman Joe Sibiga

Board Members Travis Coddington, Steve Bobik, Chris McInerney

Absent: Board Members Katherine Parr, Shelley Curry, and Anthony Carminati

Public Present: Ian Garland from Control Point Associates, Supervisor David Brooks, Tyler Brooks and Town Board Councilman Kevin Smith

Old Business:

- Chairman Sibiga asks Ian Garland from Control Point Associates to review the Vurckio/Brooks and Vurckio/Vurckio Lot Line revision matters which were presented at last month's meeting for all present. In regard to the Vurckio/Vurckio matter, Travis Coddington raises questions regarding the size of the Frank Vurckio lot after the revisions regarding the property being in rural district and not being brought up to the 5-acre limit. Mr. Coddington feels that the change in lot size should be brought up to 5 acres to be a conforming lot in the Rural zone. Mr. Garland explains that this lot was pre-existing non-confirming and they have now brought it closer to conforming than it originally was. Discussion follows. The discussion moves onto the other parcel.
- The Vurckio/Brooks matter is reviewed by Ian Garland and the Board. Discussion follows. Travis Coddington makes a motion to accept this lot line revision as drawn. Chris McInerney seconds the motion. Chairman Sibiga abstains from voting as he is an adjacent landowner and an employee of one of the parties. All in Favor. Motion Passed.
- After additional discussion of the Vurckio/Vurckio application, Chairman Sibiga asks for a Motion to approve the lot line revision in this matter. Steve Bobik makes the motion to accept this lot line revision as drawn. Chris McInerney seconds the Motion. Steve Bobik and Chris McInerney are in favor and Travis Coddington is opposed. Chairman Sibiga again abstains. Motion Passed.
- The Board signs all paperwork regarding both matters and Chairman Sibiga informs Mr. Garland that the fee is \$50.00 for each application.
- Honzo Haven Application. Letter received from the Ulster County Planning Board with their recommendations regarding the application. The County letter notes that lighting details are absent from this proposal. Chairman Sibiga confirms there are no lighting details in the original plan and if anything is proposed it needs to be presented to the Planning Board and Ulster County as well. The County is also looking for the septic and water plans. Chairman Sibiga was not able to digitally transfer the detailed plans for septic presented with this application. Discussion follows. Chairman Sibiga reviews the matter further with the Board members present. Travis Coddington raises the issue of snow load from the roof and the existing ingress/egress for

the building. Chairman Sibiga states that this safety concern will be noted for the architect and Karl Von Hassel, Code Enforcement Officer.

- Chairman Sibiga requests a Motion on Honzo Haven application for Special Permit. Travis Coddington makes a motion to approve the application with the added stipulation regarding the roof snow-load safety issue. Steve Bobik seconds the Motion. All in favor. Motion Passed.

New Business:

- Chairman Sibiga introduces the subject of limiting the number of AirBnB permits issued in the Town of Denning. Board Members state that the number of existing AirBnBs in Denning first needs to be determined as none have ever been approved by the Planning Board. Discussion follows regarding permits and annual inspections according to the Town of Denning Zoning Law from 2019. Supervisor Brooks asks Chairman Sibiga if the Planning Board has any recommendations regarding capping the number of operating short-term rentals in the Town of Denning. Discussion follows. The Planning Board does not make any recommendations at this time.

Chairman Sibiga states there is no other new or old business before the Planning Board at this time.

Councilman Smith wishes to thank the Planning Board members for all their hard work, and also to remind them that Ulster County is still requesting a volunteer for the Ulster County Planning Board. Chairman Sibiga duly notes this request.

Chairman Sibiga asks for any further Public comments. Supervisor Brooks also thanks the Planning Board members for their service to the Town.

Planning Board Member Comments:

Steve Bobik asks if there was ever any follow up regarding the John Hamilton matter. Chairman Sibiga states that he did not hear from him again. Discussion follows.

Motion to close meeting made by Steve Bobik and seconded by Chris McInerney. All in Favor. Meeting is adjourned at 7:08 pm.

The next meeting of the Town of Denning Planning Board will be held on Thursday, February 15, 2024 at 6:00 pm.