

## **TOWN OF DENNING PLANNING BOARD MEETING**

### **September 19, 2024**

Start Time 6:03 pm

Present: Chris McInerney Travis Coddington, Amanda Geelan, Katherine Parr and Tony Carminati

Absent: Steve Bobik

Public Present: Councilman Kevin Smith – Town Board Liaison, Pixie Piera, Sam Yaquby, Tony Siciliano and Laura Brock

Documentation distributed to all Planning Board Members regarding Short Term Rental (STR) Application and Special Use Permit Procedure for the Town of Denning. Discussion follows. The Public Hearing for Shannon McGarity at 24 Woodfield Road has been postponed to accommodate this correct procedure. Continued discussion regarding existing STRs rules and procedures.

- Katherine Parr introduces discussion regarding tiny homes.

New Business:

- Pixie Piera is present at tonight's meeting. She is a long-term resident of Sundown. She has a question regarding the building across from her house that she rented for her business which was formerly the Town Hall a long time ago. She would like information regarding the uses of that property. She tried to purchase the property and building but the owners don't want to sell it. The owners are now talking about tearing it down. Pixie will be putting her house on the market shortly and wants to know what the status of that property will be. Pixie presents a map from 1979 for review. Pixie is wondering if the owners do tear down the existing building on the property do they lose the ability to rebuild on the lot? Discussion continues regarding the fact that the property is between the County road and a public road that if the building is demolished would the owners be able to rebuild on that parcel. Chairman Sibiga and some Board members agree that this matter would need to be researched. It is suggested that Pixie contact the owners and ask to see their most recent survey map to confirm the property lines, etc.
- Chris McInerney was approached by resident Nancy George regarding outdoor fire regulations in Town regarding STRs. Discussion follows.

Old Business:

- Yaquby STR (Short Term Rental) Special Use Permit Application for 4 Woodfield Road. Chairman Sibiga asks if anyone has any further questions. Tony Carminati asks Mr. Yaquby how the garbage from rental is dealt with. Mr. Yaquby states he has a guy who will clean up and take the garbage after a rental. No other questions or issues. Chairman Sibiga requests a motion to approve the Special Use Permit for Short Term Rental Application for 4 Woodfield Road. Travis Coddington makes the

motion and Chris McInerney seconds the motion. All In Favor – None Opposed. Chairman Sibiga will notify Mr. Von Hassel who will be in touch with Mr. Yaquby for the inspection.

- Laura Brock is present representing Brock-Smith Properties LLC with Anthony Siciliano. Preliminary subdivision map is presented for property on the Frost Valley Road and borders Winton Waters. 2 Lot subdivision of approximately 368 acre parcel. Tax Map No. is 42-1-36.1

Chairman Sibiga requests Board Member Comments:

Minutes:

Correspondence:

There is no correspondence for review.

Any further comments: There are none

Chairman Sibiga requests a motion to adjourn the meeting at 7:08 pm. Motion by Chris McInerney and seconded by Steve Bobik. All In Favor. Meeting Adjourned.

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