

TOWN OF DENNING PLANNING BOARD MEETING

January 16, 2025

Start time 6:08 pm.

Members Present: Chairman Joe Sibiga, Amanda Geelan, Travis Coddington, Tony Carminati

Absent: Chris McInerney, Steve Bobik and Katherine Parr

Public Present: Councilman Kevin Smith, Frank Nicoletti and Willie Mendez

Chairman Sibiga opens the Public Hearing for Short-Term Rental Special Use Permit application for 53 Kawlija Road SBL 43.3-2-22.200 - Tomina LLC.

- There is no other public present besides applicant and his manager. Chairman Sibiga asks if there is any opposition to the stated application. Since there are no other members of the public present for the hearing Mr. Nicoletti asks if the application for 16 Kawlija was approved. Chairman Sibiga states that yes, that permit application was approved. It is confirmed that Karl Von Hassel did the required inspection for 16 Kawlija and 53 Kawlija.
- The Planning Board will review and vote on 53 Kawlija at the February meeting and if approved, a permit will be issued. Mr. Nicoletti is advised that annually thereafter an inspection and fee for same will be required for continued operation. Chairman Sibiga asks if any of the planning board members have any questions for the applicant while he is present. There are none.
- Mr. Nicoletti states that there needs to be clarification regarding STR requirements in Denning. Travis Coddington states that the Zoning Regulations were put into place in 2019 and it is now 2025 and we are just getting to this. Chairman Sibiga states that the Planning Board has only had to deal with this matter recently. Mr. Coddington states the Planning Board shouldn't have to be dealing with it.
- Chairman Sibiga states that there was no contact from anyone, no emails, letters or phone calls regarding the application being reviewed at this Public Hearing. He confirms with Mr. Nicoletti that Mr. Von Hassel has inspected 53 Kawlija and 16 Kawlija and they passed the inspection.

Motion to close the Public Hearing at 6:14 pm made by Tony Carminati and seconded by Travis Coddington. All in favor.

Regular Planning Board Meeting for January 16, 2025 begins at 6:17 pm

Members Present: Chairman Joe Sibiga, Amanda Geelan, Travis Coddington, Tony Carminati

Absent: Chris McInerney, Steve Bobik and Katherine Parr

Public Present: Councilman Kevin Smith, Frank Nicoletti and Willie Mendez

Old Business:

- Short-Term Rental Matter - Tony Carminati explains that he attended the January 14th Town Board meeting and it was decided by the Board that there will be a Public Hearing on February 11th for Local Law #1 of 2025 for a Moratorium on Short-Term Rentals. Travis Coddington asks why. Councilman Smith and Chairman Sibiga explain that the Planning Board asked for it at their last meeting. Discussion follows. Tony states that the Town Board asked him to research NY State regulations on STRs and gather information. Discussion follows regarding the information that Tony gathered. Travis Coddington states that the Town Board knows who all the people running STRs in Town are and refuses to do anything about it. Tony presents the information he gathered and asks the other Board members to review it as it is confusing. Some review of documentation and discussion follows.
- Chairman Sibiga requests that the Planning Board members do independent research and discussion will be continued next meeting. He confirms that the Town Board Public Hearing on the Moratorium is set for Tuesday, February 11, 2025 at 6 pm before the regularly scheduled Town Board Meeting.
- Reviewing information for Planning Board members who were absent during initial discussion at last month's meeting.
 - Miguel Carrera – Greenville Road 16 acres past Raymond George Road. Residence with footbridge is on the right and property in question is on the left. Mr. Carrera's plan was to build his in-laws a home on the property. Supervisor Brooks and Code Enforcement Officer/Building Inspector Karl Von Hassel met with Mr. Carrera (Chairman Sibiga was unable to attend the meeting) on site. Chairman Sibiga believes that it was determined that the lot was unbuildable due to flooding, mudslides, etc. that have happened in that area. Travis Coddington states there is not enough road frontage to put a driveway in according to regulations. Discussion follows. Other Planning Board members express their opinions regarding the lot being inappropriate for building a home. Chairman Sibiga states he believes Mr. Von Hassel was going to contact Mr. Carrera with the findings.
 - Kim and Mike Klein email received regarding a re-subdivision of Huttar properties in Sundown. Discussion follows. Chairman Sibiga states that he will invite Mrs. Klein to the Planning Board Meeting to explain matters further for planning board review. Chairman Sibiga explains that according to his interpretation of current Denning zoning, after a certain period of time has passed a subdivision becomes an original parcel and can be subdivided again. Discussion continues.

New Business:

- There is no new business before the Planning Board.

Correspondence:

- There is no correspondence this month.

Minutes:

- Chairman Sibiga reads the minutes from December 19, 2024. There is no quorum present to approve minutes and the matter is put forward to next month's meeting.

Planning Board Member Comments:

- Travis Coddington states that he attended the September Planning Board meeting and suggested that information be mailed out with the tax bills in January regarding Short-Term Rentals and the Town Board did nothing. Mr. Coddington states that he doesn't think that the Town Board wants to go forward regarding the STR issue. He feels that the Town Board has pushed the matter back to the Planning Board when the Planning Board has no ability to enforce the STRs. Discussion follows regarding capping the number of STRs in Town. Knowing the number of operating STRs in Denning and enforcement are issues at this point. Chairman Sibiga states more research and review is needed.
- Chairman Sibiga asks for Councilman Kevin Smith's comments. He states he will be curious to see who attends the Public Hearing regarding the Moratorium. Discussion follows. Councilman Smith thanks the Planning Board for their voluntary work.

Chairman Sibiga asks for any further Planning Board member comments. There are none.

Chairman Sibiga requests a motion to adjourn the meeting at 6:59 pm. Motion made by Amanda Geelan and seconded by Tony Carminati. All in Favor. Meeting Adjourned

The next meeting of the Town of Denning Planning Board will be held on Thursday, February 20th, 2025 at 6:00 pm at the Town of Denning Town Hall, 1567 Denning Road, Claryville, NY