

TOWN OF DENNING
PLANNING BOARD MEETING
April 17, 2025
6:00 PM

Present: Board Members Chris McInerney, Amanda Geelan, Steve Bobik, Katherine Parr, Tony Carminati and Chairman Joseph Sibiga
Absent: Board Members Travis Coddington
Public Present: Councilman Kevin Smith, Deb Springwaldt, Justin Botbyl and Sharon Botbyl

Chairman Sibiga welcomes the visitors to the meeting.

New Business:

- Ms. Springwaldt and the Botblys are present regarding a Short-Term Rental (STR) Application for 437 Red Hill Knolls Road. They dropped off the application and were informed of the Moratorium. Discussion followed regarding general information regarding STRs and they were advised they will be added to the list when applications are again being accepted.

Old Business:

- Chairman Sibiga renews discussion regarding Miguel Carrera who purchased property on Greenville Road and has been before the Planning Board regarding building a house for his parents on the property. Mr. Carrera has forwarded documentation regarding certain approvals received from the Ulster County Dept. of Health Environmental Health Services permit to construct a waste disposal system for the septic which appears to be approved by the DEC. Also forwarded a site plan with proposed 3-bedroom house location, proposed driveway, proposed well and septic locations etc. Chairman Sibiga requests that all Planning Board members go and view the proposed site as discussion will continue and decisions will need to be made regarding what will be required regarding being in the flood zone, mud slides, etc. for the Planning Board to make its decision regarding approvals. Discussion continues regarding what the Planning Board will specifically require regarding engineering reports, map of drainage plan and retaining walls, Ulster County curb cut approval, storm water runoff plan, power line set back from Central Hudson, etc. Chairman Sibiga will present these matters with Mr. Carrera. Planning Board members agree that they all want to see the engineering firm report before going forward.
- Chairman Sibiga asks the Planning Board Members if anyone has any additional thoughts regarding the Short-Term Rental issue currently under Moratorium. Katherine Parr revives the discussion regarding capping the number of STRs operating in Denning.

Additional discussion regarding ALL operating STRs will need to have the initial inspection and annual inspections regarding fire and safety. The understanding of the Planning Board for STRs is Post-2019 Special Use Permit Application process, and Pre-2019 Initial and Annual Fire and Safety Inspections. All must come before the Planning Board for determination. Discussion continues.

- It is suggested that the Planning Board connect with the Building Inspector / Code Enforcement Officer to get a current list of open building permits, etc. to stay current on what is going on in the Town.

Correspondence:

- No Correspondence received.

Minutes:

- January 16, 2025 meeting minutes are read. Motion to approve made by Tony Carminati and seconded by Amanda Geelan. February 20, 2025 meeting minutes are read. Motion to approve made by Tony Carminati and seconded by Chris McInerney. March meeting minutes are read. Motion to approve made by Chris McInerney and seconded by Katherine Parr.

Public Comments:

- Chairman Sibiga asks if Councilman Smith has any other comments. Mr. Smith confirmed that he did relay information to the Town Board regarding the capping number of 40 STRs that is being considered by the Planning Board. Mr. Smith relays that the Town Board does feel that number is reasonable.

Board Member Comments:

- Steve Bobik asks about what looks like possible new construction up by Terry McNamara's house on Red Hill Knolls Road. Steve explains that trees were cleared and then a For Sale sign went up. No one is aware of anything. Discussion follows.
- Tony Carminati brings up his previous suggestion regarding the time-frame for Planning Board approvals regarding the complexity of matters brought before the board. He suggests voting and approving on a case-by-case basis and in some instances the Planning Board would be able to vote on certain matters after Board discussion and approval and not have to wait a month for the vote at the next meeting on certain matters. Katherine Parr feels that the waiting period should be preserved for all matters to let any issues or problems come to light before the final approval. Chris McInerney feels that if you take it on a case by case basis the board could be accused of showing favoritism. Discussion

follows The only matter that might be considered would be a vote on a STR after the Public Hearing is held. Discussion continues.

- Tony Carminati asks about what is going on at 56 Sawmill Road (Fecher) regarding proposed Wellness Center and cabins. Chairman Sibiga states that the Planning Board has no position on the matter until it is presented to them.
- Steve Bobik has questions regarding a locked gate across what was formerly Wild Cherry Lane. How does the fire dept. get access in case of fire. It is believed that the fire dept. has a key. Discussion follows.

Final Comments:

- Chairman Sibiga ask for any final comments. Councilman Smith thanks the Planning Board Members for their hard work. There are no other comments.

Chairman Sibiga requests a motion to adjourn the meeting at 7:22 pm made by Steve Bobik and seconded by Katherine Parr. All in Favor. Meeting adjourned.

The next meeting of the Town of Denning Planning Board will be held on Thursday, May 15, 2025 at 6:00 pm at the Town of Denning Town Hall, 1567 Denning Road, Claryville, NY.