

TOWN OF DENNING  
PLANNING BOARD MEETING  
October 16<sup>th</sup>, 2025  
6:00 PM

Present: Board Members Chris McInerney, Amanda Geelan, Katherine Parr, and Chairman Joseph Sibiga  
Absent: Board Members Tony Carminati and Steve Bobik  
Public Present: Steve Poley - Frost Valley YMCA Camp and Councilman Kevin Smith

**Correspondence:**

- Press release regarding Ulster County Short-Term Rental Report for 2025. Review of release information. Discussion follows regarding Denning's STR issues. Councilman Smith confirms that he relayed the cap of 35 STRs for Denning to the Town Board. In reviewing the report it states Denning total housing units - 432 and STRs - 33. So STRs are 7.64% of total housing units in the Town of Denning. Which is a large number. Discussion follows.
- Notification from Ulster County Planning Board they are still looking for a regular member and/or alternate member from Denning. Discussion regarding it being over an average of 100 miles to attend a meeting in Kingston.
- Chairman Sibiga relates that he and ZBA Chairman Joy Monforte attended the NYAOT training in Kingston on October 9, 2025. He felt that the training was good but training materials were emailed one day prior and were too voluminous to print out at home. Materials will be printed out in the Town Hall when feasible for Board training purposes. Discussion follows.
- Email received regarding a real estate investor searching in Denning for a property for a small cluster of 5 to 10 cabins for year-round short-term rentals. Discussion of minimum lot size requirement. Discussion regarding campgrounds not being allowed in Denning. It is noted that there can be no shared septic. Zones need to be considered: Hamlet is one acre, Rural is 5 acres and provincial is 10 acres. Discussion follows. Chairman Sibiga will follow up with sender.

**New Business:**

- Steve Poley is present to re-introduce a proposal from the Frost Valley YMCA regarding Summer Staff RV Parking from approximately 4 years ago. Original proposal was for 4

spots and the new proposal is for 3 to 5 spots – short-term temporary stays. The former location was in the woods behind the daycare area. The new proposed location is across the road from the main entrance near the horse barn where a gravel drive currently exists. A potential design layout is presented regarding the location for review with electric, water and sewer hookups. Discussion regarding a possible 500-gallon tank for sewer which would be pumped out, or a possible dump station. The matter is still under discussion at the YMCA. Discussion follows regarding DOH requirements, etc.

- Chairman Sibiga asks if any Planning Board members have any questions or issues regarding the matter as presented. There are none at this time. Mr. Poley states that when the YMCA decides to move forward with a formal proposal he will advise the Planning Board and proceed from there.

#### **Old Business:**

- Application for Denning Double – bike/hike race – proposed date is August 29<sup>th</sup>, 2026. Start at Blue Hill Lodge – cycle on Denning Road to the trailhead, transition to trail running/hiking at Denning Road trailhead. Hike to Slide Mountain summit and back down. Transition back to bike at trailhead and cycle south on Denning Road, left onto New Road Hill then left onto Red Hill Knolls Rd., veer left onto Sugarloaf and then right onto Glade Hill to Moore Hill Road back to Glade Hill to Barnes Road to Red Hill Road to Denning Road back to the Blue Hill Lodge parking lot. Discussion follows regarding route. There is no information regarding number of participants. Equipment being used states tents, water and food stations, simple music set up, basic signage, timing equipment, generators for power, portable rest rooms, a 15 bike transition racks to be set up at the trailhead. Truck for course markings and support vehicles. Board members voice concern regarding number of people and vehicles on our Town roads. Councilman Smith asks that the applicant be informed that marking the roadway is not allowed. Concern is also noted regarding music set up as to where and when. Discussion follows regarding finding out about number of participants and support staff and equipment. It is also noted that it might be scheduled for Labor Day weekend which might be an issue regarding traffic and number of hikers, etc. Board requests that local residents be notified prior to the event and cost for that notification will be borne by the applicant. Chairman Sibiga will reach out to the applicant to gather additional information.

#### **Minutes:**

- The September 2025 Planning Board Meeting Minutes are read. Motion to approve made by Amanda Geelan and seconded by Chris McInerney. All in Favor.

**Public Comments:**

- Councilman Smith confirms that he relayed the information regarding the cap of STRs for Denning at 35. The Board was OK with that information. Discussion continues regarding moratorium issues.

**Board Member Comments:**

- There are no further Board Member comments.

Chairman Sibiga requests a motion to adjourn the meeting at 7:10 pm made by Katherine Parr and seconded by Chris McInerney. All in Favor. Meeting adjourned.

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