

September 9, 2025 Meeting Minutes

Date

09 Sep 2025

Zoning Board Members

Present

- Thomas Alvarez (Zoning Board Chair)
- Jason Munz (Deputy Zoning Board Chair)
- Sarah Price
- Bradley Papp
- Kyle Nilan (Zoning Board Secretary)
- Andrew Howard (Zoning Board Attorney)
- Charles Dickens

Absent

- David Kimball

Participants

- Dana Gentile, proprietor of Darlin' Doe Farm; William J. Better, lawyer for Darlin' Doe Farm

Correspondence

- None

Applications

- ZB-38 - Interpretation (Dana Gentile) Scheduled for Public Hearing

Public Hearing

- None

Old Business

- Reading of the June meeting minutes by Kyle Nilan. Motion to accept the minutes was made by Sarah Price, second by Jason Munz
- All in favor; motion accepted.

New Business

- ZB-38 - Interpretation (Dana Gentile) Scheduled for Public Hearing Building Inspector alleging violation of Section 6.6 of Zoning Code ; alleges farm is running a children's day camp without a Special Use Permit. 305 Wire Road, Germantown, New York 12526

Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
- Roll call at 19:01.
- Reading of the July meeting minutes by Kyle Nilan. Motion to accept the minutes was made by Jason Munz, second by Sarah Price
- All in favor; motion accepted.
- Thomas Alvarez opened the meeting to Dana Gentile at 19:12
- Thomas Alvarez asked Dana to describe her farm
- William Better introduced Darlin' Doe Farm. The farm has been operational since 2012. They have goats and chicken for meat and eggs. They have 20 acres.
- In 2018 Dana started the day activity at the farm.
- William Better cited the town Zoning Book's definition of "camp." The farm meets the minimum ten acre lot size; no visitor is dwelling on the property for any duration of time; the activity is goat and agriculture oriented; it occurs three hours a day, three days a week; the previous building inspector approved of the activity without need for permit; there is one tent; there are about fifteen kids.
- William Better says it is not a day care, "It's an odd little thing, a small source of revenue."
- There are no overnights or sleeping facilities
- This is the fourth year of the activity.
- Jason Munz asked if state law would supersede local law and cited the state law on day camps.
- Dana Gentile disagreed that it was a camp.
- William Better said that Jason is friends with the neighbors and this was a conflict of his role.
- Jason Munz said it was not relevant.
- William Better suggested that the neighbors may have called the building inspector about the activity.
- Jason Munz said it was not relevant.
- Dana Gentile said she does not want to be a day camp, it is a farm. She invites kids to her farm because she has kids herself, and wants to do farm and art-related things things on her property.

- Dana Gentile said although she used the word camp, it doesn't necessarily qualify as a camp and compared the activity to 4H.
- Thomas Alvarez asked if it occurs 52 weeks a year. No it is for two months.
- Thomas Alvarez disputed that the activity itself is agriculture.
- Dana Gentile said she is teaching younger generations about animal rearing.
- William Better said that the ambiguity of what the activity is is not her problem.
- Andrew Howard said that if the activity can't be located within the town code, then the problem arises.
- Bradley Papp asked if there are 15 kids a day up to 3 hours a day, five days a week.
- Dana Gentile said there are nine sessions, three days a week, roughly three hours per day.
- Sarah Price asked what the building inspector said.
- Building inspector Jeremy Steuhl introduced himself and offered to provide his side.
- Jeremy read his ongoing report log for the board.
- Ultimately Jeremy Steuhl determined the activity was a day camp and would require a special use permit.
- Thomas Alvarez said that it was a thorough report.
- Jason Munz asked if Dana Gentile had time to make the August agenda.
- Jeremy Steuhl said the zoning board meeting would have been tough, but planning board would have been possible.
- Jason Munz asked if the farm had staff specifically for the activity.
- Dana Gentile said they have some just for the camp.
- Sarah Price asked if there was any reason they didn't want a special use permit.
- Dana's Gentile said her intention is not to be a camp, they would like to offer play and education.
- Bradley Papp said one thing that was missing was a non-passive element.
- Thomas Alvarez said the farm needs to come up with another name for the activity that's more compatible with her intention, and he thinks she will need a special use permit from the board because this is in a gray area.
- Dana Gentile said the content of the special use permit application was irrelevant to the nature of the activity.
- William Better agreed that it doesn't fit. Said some things don't require a permit and that the activity was no different than having friends over.
- Bradley Papp said it's primarily a daycare because she's charging people to watch their kids. Said the town regulations cite a maximum three hours a day before it becomes a daycare.
- William Better said the infrastructure necessities for a special use permit may change the nature of the activity.
- Dana Gentile said they try to follow the rules where they can.
- Dana Gentile said she is not against getting a permit, but felt like she was being attacked.
- Thomas Alvarez asked if any other farms in the area are doing the same thing.
- Dana Gentile said some are starting, Hearty Roots, Greig Farm. It's becoming a popular thing because parents want it for their kids.

- Thomas Alvarez's opinion is that if they did apply for SUP they'd be legal to continue and even expand.
- Dana Gentile asked if 4H needs to have a permit, cub scouts.
- Board considered the idea of a "club."
- Thomas Alvarez said he thinks a special use permit application is the only option because is a unique entity.
- William Better asked about considering it as an accessory use to farm.
- Dana Gentile asked about calling it a "farm tour."
- Jason Munz read the definition of "accessory use."
- The board reached a general consensus that the activity falls in a gray area.
- Andrew Howard said that there needs to be a public hearing and asked if there were any final questions to deem the meeting complete.
- Jason Munz asked about toilets. Dana Gentile said she changes diapers and there are composting toilets.
- Andrew Howard clarified that the planning board is treating this is a day camp, and therefore it must be dealt with as such and that the board must determine if there is a need for a special use permit.
- Thomas Alvarez asked for a motion for a public hearing. A motion to move to a public hearing was made by Sarah Price, seconded Bradley Papp. All in favor; motion approved.

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- There being no further business, a motion to adjourn was made by Bradley Papp , 2nd by Charles Dickens.
 - All present voted AYE. Motion passed.
 - Next scheduled meeting will be held October 14, 2025.
 - Meeting closed at 20:03

Respectfully submitted,

Kyle Nilan
Secretary Livingston Planning Board