

October 14, 2025 Meeting Minutes



Date

14 Oct 2025



Zoning Board Members

Present

- Jason Munz (Deputy Zoning Board Chair)
- Sarah Price
- Bradley Papp
- Kyle Nilan (Zoning Board Secretary)

Absent

- David Kimball
- Andrew Howard (Zoning Board Attorney)
- Thomas Alvarez (Zoning Board Chair)
- Charles Dickens



Participants

- Dana Gentile and Chris Roberts, proprietors of Darlin Doe Farm
- Craig Doyle, representative for Thomas Brown



Correspondence

- One email in support of Darlin Doe Farm from Nancy Potts, one from Lauren Williams, one from Melanie Mintz.



Public Hearing

- ZB-38 - Interpretation (Dana Gentile)
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



Old Business

- None

New Business

- ZB-39 - Area Variance [Thomas Browne]

Area Variance application for fence variance to increase height of fence from 4' to 6' in the front yard, per §4.13.2 of the town zoning code at 223 Wire Road, 149.-1-89.

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 Sarah Price, second by Bradley Papp
- All in favor; motion accepted.
- Jason Munz opened the meeting to Dana Gentile at 19:17.
- Jason Munz asked for a motion to open the public hearing for Darlin Doe Farm. A motion was made by Sarah Price, second by Bradley Papp.
- Jason Munz opened the public hearing to public comment.
- Olga Dekalo, a neighbor to Darlin Doe Farm Clarified that she has no objections to the content of this meeting, and had made no complaints about the Farm's program.
- Dana Gentile said the town needs to come up with a definition for a day camp, if the state requires three hours of business a day to be considered a daycare, then perhaps the same could be used for a day camp. Gentile said she will stop the day program entirely if needed.
- Jason Munz said he thinks it would be unfortunate if Dana Gentile didn't go through with special use permit process.
- Dana Gentile said she's worried about going through the Department of Health because potential issues might arise.
- Jason Munz suggested it's worth it to investigate the potential.
- Dana Gentile asked if she calls it something different will she still need a special use permit?
- Jason Munz said yes because the board is aware of the presence and nature of the program.
- Dana Gentile said she has liability insurance. Jason Munz said that's something the board will ask to see.
- Chris Roberts, Dana Gentile's husband said they are approaching the program as an accessory to the farm, as a way to help make money for the farm business.
- Chris Roberts and Dana Gentile are growing vegetables and raising meat and trying to sell that.
- Chris Roberts said the as an accessory to the farm, the program falls under the Right to Farm Act and sees this as a financial supplement.

- Michael Robbins, a next door neighbor said that the difference is that the program is for children and is not farming.
- Patrick Groenewoud, a neighbor who has sent his child to Darlin Doe Farm said he just came from Kesicke Farm where his child was celebrating a kids birthday. He described lots of kids running around and said that farm business is making lot of capital, profiting off the kids presence.
- Bradley Papp asked if they have special use permit.
- Peter Kreig, a neighbor, asked where the kids go to the bathroom.
- Bradley Papp said no one on the board is upset with what Darlin Doe are doing, they're simply laying the groundwork because this concept is unexplored in local law. The permit is for the town's liability.
- Patrick Groenewoud said his kids were at Darlin Doe and he never felt unsafe for his kids.
- Michael Robbins said he also sent his kid there and never felt unsafe. He sees this as an investment in the farm's future.
- Dana Gentile said its not about the money, but it opens up other things.
- Dana Gentile asked why the town would be responsible and said that the farm has special event insurance.
- Jason Munz asked if there were any more comments and asked for a motion to close the public hearing. A motion to close the public hearing was made by Sarah Price, second by Bradley Papp.
- Jason Munz asked for a motion to vote on the resolution. A motion to vote on the resolution was made by Bradley Papp, second by Sarah Price.
- All present voted nay.

Vote as follows:	
Thomas Alvarez	Absent
Jason Munz	Nay
Charles Dickens	Absent
Sarah Price	Nay
David Kimball	Absent
Bradley Papp	Nay

- Jason Munz read the resolution.
 - Jason Munz asked for a motion to approve the resolution. A motion was made by Sarah Price, second by Bradley Papp.
 - A Vote was taken to approve the resolution, all voted aye, resolution approved.
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- Jason Munz opened the meeting to new business.
 - Craig Doyle, representative for Thomas Brown, introduced the project. They propose to put up a fence to screen the construction activities at the property at 223 Wire Road. It will be a chainlink fence, fabric backed. There will be two exits. The fence will be up for two years.
 - Bradley Papp asked how far the fence will be from the road. Craig Doyle said twenty feet.
 - Jason Munz asked for a motion to move to a public hearing. A motion was made by Sarah Price, second Bradley Papp.
 - Jason Munz asked for a motion to adjourn, Sarah, second Bradley
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- There being no further business, a motion to adjourn was made by Sarah Price, second by Bradley Papp.
- Next scheduled meeting will be held October 14, 2025.
- Meeting closed at 20:03

Respectfully submitted,

Kyle Nilan
Secretary Livingston Planning Board