TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
NOVEMBER 5, 2026

Attendance: Howland, Hudson, Komenda, Schlafer. Town Board Rep. Teddie Storey. Gregg Pitula, Code Enforcement Officer and TPAS Advisor Leanne Nabinger and Delaware County Planning Environmental Technician Ryan McAteer.
Absent with Notice: Robertson
Location: Town Garage Meeting Room

The meeting was called to order at 6:35 PM

Minutes: The minutes of the October 1, 2026 Planning Board meeting were approved as read (Komenda, Hudson, msp).

OLD/NEW BUSINESS

09-2026 Andrew & Mariane Kiraly, Kiraly Farm Special Use Permit, Representative Mariane Kiraly
Farm, residence address: 188 Kiraly Road, Franklin NY. Location also has frontage on Bennett Hollow
Documents Provided: Special Use Permit Application, COMIT map showing location, Aerial image showing location, diagram of cabin.
Ms. Kiraly stated at this point they wish to install a small cabin and possibly a lean-to for off the grid camping for guests.
The Planning Board and Code Enforcement Officer reviewed the application and options include, short term rental, campground, second home on property and commercial recreation, or rejection and referral to the ZBA.
It was determined that the closest match was campground. The campground regulations were reviewed and as long as there are up to 4 units, Department of Health regulation would not apply. The proposal does not meet agricultural exemption from the Zoning law.
Step by step review of the Campground local law and this application included:
Requirements Sections 2-6 appear to be met including duration of May through September.
Section 7: Required potable water will be provided by the applicant.
Section 8: Self composting toilets will be provided by the applicant.
Section 9: Solar shower(s) will be provided by the applicant.
Section 10: Does not apply.
Section 11-17: Will be complied with.
Additional terms/mitigations: The applicant will not permit guns or pets on site. It was suggested that no drones be permitted. The site(s) will be powered by solar for limited electric for small appliances such as a coffee maker.
It was determined that due its small footprint and limited impacts on adjoining landowners, a Public Hearing was waived (Hudson, Komenda, msp).
Special Use Permit Approved for Campground under 4 units (Howland, Komenda, msp).
$200 fee paid.

DISCUSSION ONLY:
The Planning Board and Code Enforcement Officer will begin work on updating the Zoning ordinances to address possible changes in land use include the minimum size for residential/housing units. It was stated that the best way to do this would be as a whole unit of the zoning law rather than doing it piecemeal.

ADJOURNMENT: With no further business, the meeting adjourned at 7:50 PM.