



November 8th, 2018

Office of the Planning Board

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Town of Denning
1567 Denning Road
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Members Present: Katherine Parr, Tony Carminati, Travis Coddington, Steven Bobik, Chris McInerney and Joseph Sibiga

Public Present: Daniel Bishop, Will Illing, Jim Tisch, Erwin and Susan Cook

-Chairman Sibiga has called the meeting to order at 6:01 PM

New Business-

Jim Tisch, representing the Frost Valley YMCA, came before the Board with a proposed lot line change on one of their parcels located on Red Hill Rd. in Claryville. The YMCA has agreed to convey 9.23 acres to adjoining property owners Erwin and Susan Cook. The Y's lot (SBL 50.002-2-6) consists of 189 acres, and after lot line change will remain with 180.67 acres. The Cook's lot (SBL 50.002-2-22) consists of 2.40 acres, and after lot line change will be 11.63 acres. The Planning Board sees no know issues with the proposed lot line change, and will review and vote on our December 13th meeting.

Old Business:

Daniel Bishop and Will Illing, representing Ken and Nahoko Kobayashi, came before the Board to discuss the proposed project located on Greenville Rd. in Sundown. The board discussed some things on our October 11th meeting. We told them that we would like to see some of the initial site work completed before we proceed with the stairs/tea house project submitted in October. Things to complete include surfacing a portion of one of the graded terraced areas for the 10-12 space lot shown on the original site plan. Also, neighboring property owner Robert Totten still has some concerns about the drainage, specifically with storm surge, as water runs onto his property from the Kobayashi's. Mr. Illing tells the board that these issues will be addressed. Originally shown on the site plan were some plantings acting as a buffer between the two properties. Mr. Totten was not concerned about that, but the Planning board felt that it should be there due to being shown on the site plan. Mr. Bishop will inform Chairman Sibiga when he meets with Mr. Totten about the drainage/screening so he can be present for that.

-The Board discusses Mr. Frank Nicoletti's proposed amendments to his current special permit to Manufacture Beer. He would like to change the process in which the beer is brewed by cooking grain (mash) on premises vs purchasing pre-cooked grain (wort). Due to this change in brewing, one additional tank will be required in the brew room. Additionally, he proposes to increase the maximum monthly production from 32 barrels to 48 barrels. Discussion followed. Motion to make the above alterations to the special permit, while keeping it as an annual renewal was made by Chris McInerney, and seconded by Steven Bobik. All were in favor.

- ^ Katherine Parr expressed concern about the event parking being full, and residual vehicles being parked on the road. She suggested that "no parking on roadway" should be added to the special permit amendment write-up. Chairman Sibiga has noted this.



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-The Board discusses the special permit application submitted from Ken and Nahoko Kobayashi regarding their multiple relaxation sheds, outdoor shower, and weekend visitors/clients. Travis Coddington suggested that proof of insurance for both properties be submitted to the planning board. Discussion followed. The matter will be revisited at a later date.

-Motion to end the meeting at 7:38 was made by Chris McInerney, and seconded by Steven Bobik.

-Next scheduled meeting is for Decmeber 13, 2018 @ 6PM

Respectfully Submitted by,

Joseph Sibiga, Chairman