



Chairman Joseph Sibiga
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Town of Denning
1567 Denning Road
PO Box 277
Claryville, NY 12725

February 14, 2019

Members Present: Tony Carminati, Travis Coddington, Steven Bobik, Chris McInerney, Jerry Huncosky and Joseph Sibiga

Members Absent: Katherine Parr

Public Present: Daniel Bishop, Anthony Siciliano, John Hamilton, and Councilman Mike Dean

-Chairman Sibiga has called the meeting to order at 6:03 PM

New Business:

-Anthony Siciliano, land surveyor, came before the Board with a proposed Lot Line Change pertaining to Christine Leas/Stephen Ellis and Larry Allan Cole, located just down the road from the Town Hall on Denning Rd. Larry Cole currently owns 1.06 Acres (SBL 50.1-1-10.1) and Christine Leas/Stephen Ellis currently owns 1.03 acres (SBL 50.1-1-45.11). Mr. Cole is conveying his 1.06 acres back to Leas/Ellis, which will leave them with 2.08 acres after lot line change. **Motion** to approve the Lot Line Change as presented was made by Chris McInerney, and seconded by Tony Carminati. All were in favor.

-Daniel Bishop, representing the Kobayashi's/Honzo Haven in Sundown, came before the Board with additions and alterations to the Site Plan. The additions include a handicapped platform located at the bottom of the proposed staircase, and includes a ramp coming from the parking area and leading to a covered platform (approx. 6'x8'), in which a similar experience can take place for anyone who cannot climb the 108 stairs to the proposed tea house. A rather lengthy discussion took place in regards to this site plan. The Board will need some input from our Code Enforcement Officer, as well as our planning consultant. The Board will discuss this more on our March meeting.

-John Hamilton came before the Board to discuss a proposed lot line change on his lands off of Red Hill knolls rd. He is proposing to take his +-1/2 acre parcel (SBL 43.3-4-1) and add some land from another adjoining parcel (SBL 43.3-4-4) to increase it to 1.54 acres after lot line. The adjoining lot would then decrease from 5.7 acres to 4.623 acres after proposed lot line change. Mr. Hamilton is simply trying to "clean up" the 1/2 acre lot because of structures on or near the property boundary affecting setback requirements. He originally filed an application with the town in September of 2017. The Board is aware that this is an existing nonconforming lot, however even after the lot line change, then there will be two nonconforming lots instead of one. Mr. Hamilton will return on our March meeting for further discussion.

-The Board received a logging notification:

Frost Valley YMCA	2000 Frost Valley Rd	SBL 33-1-23
Logger:Mike Dean	Start Date: already started	End date: 3/31/19
Size:70 Acres	\$100 fee paid/proof of insurance submitted	

-Th Board received a letter from Mr. Frank Nicoletti of the Blue Hill Lodge in Claryville. He kindly asked the Board to renew his Special Permit for the Manufacturing of Beer, expiring on the last day of March. The Board will cast a vote on our march meeting.



Office of the Planning Board

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Old Business:

-Chairman Sibiga has asked the Board for a motion to change the meeting day from the second Thursday of the month, to the third Thursday. Motion to change the meeting day was made by Jerry Huncosky, and seconded by Tony Carminati.

-Motion to close the meeting at 8:38 was made by Chris McInerney, and seconded by Tony Carminati.

-Next scheduled meeting is for March 21st, 2019 @ 6PM

Respectfully Submitted by,

Joseph Sibiga, Chairman