



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

March 21, 2019

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

**Members Absent:** Katherine Parr

**Public Present:** Daniel Bishop, John Hamilton, and Councilman Kevin Smith

-Chairman Sibiga has called the meeting to order at 6:06 PM

**New Business:**

-The Board would like to welcome Councilman Kevin Smith as our new Town Board Liaison.

-The Blue Hill Lodge Special Permit for the Manufacturing or Beer is up for renewal. Same original conditions will apply for the time being, since no brewing has taken place up to now.

**Motion** to renew the permit (new expiration date 3/31/20) was made by Chris McInerney, and seconded by Jerry Huncosky. All were in favor.

-Daniel Bishop, representing the Kobayashi's/Honzo Haven in Sundown, came before the Board for further discussion of the project. Chairman Sibiga called Code Enforcement Officer Karl Von Hassel during our meeting to ask if he was satisfied with the site plan, specifically with the ADA requirements for the project. He said that he was fine with what was presented. In addition to that, Chairman Sibiga read out loud an email from planning consultant Alan Sorrensen regarding his thought about the ADA requirements, and he said that it would give a "similar, but not exact experience" to a person with disabilities. Jerry Huncosky announced that he would vote no because he feels the proposed lower platform is not in the spirit of the ADA, and is not providing the same experience that an able-bodied person climbing to the top would receive, specifically referring to the actual tea house ceremony. Chris McInerney and Tony Carminati agreed with Mr. Huncosky and also said they would vote no. The idea of a road/trail to be built from the bottom right up to the tea house would be a much better compromise, allowing a handicapped person to be transported via a UTV/buggy directly to the tea house would give as close to a full experience as humanly possible. The Board agrees. No vote was made on the site plan as it stands. However, the Board agreed to vote if the site plan changed to show a trail to the tea house, improved enough for a utility vehicle to be driven up, as well as serve for emergency/maintenance access. And in the process eliminating the ramped platform near the parking area. **Motion** to accept the site plan with the aforementioned changes was made by Jerry Huncosky, and seconded by Tony Carminati. All were in favor. Again, this vote is contingent on the discussed changes be made to the site plan and must be signed off on when updated maps are presented.

-The Board received an application, map copies, and a check from Brooks and Brooks Land Surveyors pertaining to a proposed subdivision on Denning Rd. in Claryville. Michael and Rosa Sapadin (SBL 42-2-27) own 110.91 acres currently. They are proposing to subdivide and convey 97.19 acres to the NYC DEP, and the Sapadin's will retain 13.72 acres where their house is located. The Board reviews the maps, as well as our tax maps. There is an abandoned town road that appears on the map. Ricky Brooks, from Brooks and Brooks, will attend our April meeting to answer any further questions.



## Office of the Planning Board

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### Old Business:

-John Hamilton came before the Board to discuss a proposed lot line change on his lands off of Red Hill knolls rd. Mr. Hamilton has brought in deeds from the two lots he owns that are in question. After a lengthy discussion, the Board presented Mr. Hamilton with two options:

1. Take the current survey map to the ZBA and see if they will grant you a variance to make the lot line change, even though it would still be nonconforming.
2. Or restructure the current lots (all three lots that are contiguous and totaling +-18 acres) and size them to be of conforming size (5+ acres), and reapply to the Planning Board for a lot line change.

Mr. Hamilton elected to go before the ZBA. Chairman Sibiga will write a letter to Chairman Mark Boncek referring this matter to the ZBA

-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 9:03 was made by Chris McInerney, and seconded by Jerry Huncosky

-Next scheduled meeting is for April 18, 2019 @ 7PM

Respectfully Submitted by,

Joseph Sibiga, Chairman