



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

May 16th, 2019

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

**Public Present:** Councilman Kevin Smith

-Chairman Sibiga has called the meeting to order at 7:01 PM

**New Business:**

The Board received maps from the Frost Valley YMCA regarding a proposed lot line change. The Y will be adding a new house on one of their parcels, and will require a new driveway to be built. Instead of the driveway passing through two parcels of land, the lot line change will allow a slight shift so that the driveway remains solely on one parcel. SBL 42-3-8 currently has 7.56 acres. SBL 42-1-56 currently has 110 acres. After lot line change, SBL 42-3-8 will gain .37 acres, bringing the new total up to 7.93 acres. SBL 42-1-56 will lose .37 acres, bringing the new total down to 109.63 acres.

**-Motion** to approve the lot line change as presented was made by Tony Carminati, and seconded by Chris McInerney. All were in favor, with the exception of Jerry Huncosky, who has abstained from voting.

Chairman Sibiga was informed about a cycling event to be taking place in Town on Saturday June 1st. He read an email from Glenn LaPolt, who is the event coordinator. He was unable to attend our meeting, but assured us that there will be no markings on the roadway, nor trash left as a result of the event. He said the event will either end at his cabin, or the Blue Hill Lodge. Expected to be 50 people in the even with the potential for 50 more meeting for dinner at Blue Hill. He will provide us with a copy of insurance as well as the completed permit application. Tony Carminati didn't think that this was enough information given that we didn't receive the completed application 2 months prior to the event. Chairman Sibiga will speak to Supervisor Brooks regarding this.

Jerry Huncosky shared with the Board that the Y is having a ribbon cutting event for the new solar array tomorrow at 11am. All are welcome to attend.

**Old Business:**

Chairman Sibiga read out loud an email from Jerry Huncosky, and his findings from the NYS Planning Federation, specifically regarding the Honzo Haven stair and teahouse project. Travis Coddington also cited our Zoning Laws. Discussion followed as to our authority pertaining to site plans, as well as our CEO authority as well. It was suggested to have our town attorney get involved to try and figure things out.

Chairman Sibiga discussed with the Board an application submitted last year from Ken and Nahoko Kobayashi's home on Greenville Rd. in Sundown. The very vague application lists that they have 7 sheds, an outdoor shower, ect. We are under the impression that clients are paying to stay overnight/ the weekend in these sheds. Discussion followed as to where we left off with it. The board felt that we should have them return to our meeting, and file a new application with some more detail, so we can better assess the situation, and implement conditions that are



## Office of the Planning Board

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appropriate to what type of business is conducted there.

-Motion to close the meeting at 8:05 was made by Katherine Parr, and seconded by Jerry Huncosky

-Next scheduled meeting is for June 20, 2019 @ 7PM

Respectfully Submitted by,

Joseph Sibiga, Chairman