

**Town of Denning Planning Board Meeting Minutes  
April 21, 2022**

The meeting is called to Order at 6:03 pm.

Present:

Chairman Joseph Sibiga

Board Members: Chris McInerney, Shelley Curry, Steve Bobik,  
Anthony Carminati and Katherine Parr

Absent:

Travis Coddington

Public Present: Councilman Kevin Smith and Nancy Bobik

Chairman Sibiga opens the meeting by stating he received a packet from Mazzarelli Architecture containing revised site plans, including changes requested by the Planning Board made at the previous meeting for the Honzo Haven Kobayashi Project. Chairman Sibiga states that he did not request Mazzerelli to be present as it is a considerable trip for them, but they agreed to attend by phone if the need arose for contact.

The Plans are reviewed by the Planning Board Members. Reviewing list for requests for changes from last meeting.

The Board discussion determines that the plans are incomplete due to the lack of septic and well placement. Chairman Sibiga stated that Mazzarelli discussed having a difficult time finding someone to complete the engineering for that. These plans will eventually have to be submitted to Ulster County Planning Board and are not complete at this stage. Chairman Sibiga asks for the Boards input and they are in agreement that the plans are incomplete.

Chairman Sibiga will reach out to Mazzerelli and advise them that at this time the Board cannot make any determinations until completed site plans with well and septic information are submitted. It is also noted that the plans cannot be sent on to the Ulster County Planning Board for their input and determination without the well and septic information.

Chairman Sibiga asks for any other questions regarding this matter. Discussion follows regarding parking spaces, and the cabins being on a separate lot. Further discussion regarding the roadway, parking area, and grading issues for the project.

Chairman Sibiga states that he will send Mazzarelli an email tomorrow to advise them of the determination made by the Board.

Chairman Sibiga acknowledges additional Public present arriving after start of the meeting:

Lisa Kos, Christine Leas, Steve Ellis and Gleb Kosolov

Chairman Sibiga asks for Public Comments:

- Public present inquiring about discussion held at recent Town Board meeting regarding Russian Mule and Entertainment Center. Public noted that the matter was not on the Planning Board Agenda for this meeting and was requesting information. Chairman Sibiga states that the only permit issued by the Planning Board is for the manufacturing of beer. No other permits were required or issued regarding the Center. Question raised regarding a noise ordinance. Discussion follows.
- Public present requesting information regarding the Rudolph Road property proposed resort matter. Chairman Sibiga states that no site plan was ever submitted. The proposal was through casual telephone discussion only with a developer. The developer has not been in contact or presented anything for the Planning Board to review. Public asks if subdividing was discussed and if that was legal. Chairman Sibiga states that yes it was casually discussed with developer and Zoning would allow for 10-acre parcels with one house per parcel. Chairman Sibiga states that he has no additional information and he hasn't been contacted in months by the developer.
- Public present asking if there is any information from the Neversink Planning Board regarding the "monster" proposal on Pole Road - size and scope of proposal and upcoming meetings. Discussion follows.
- Public present requesting information regarding 71 Taylor Road status. Chairman Sibiga states that Supervisor Brooks referred questions and inquiries by the owners to the Planning Board but to date Chairman Sibiga has not been contacted regarding that matter. No new information.
- Public present requesting information regarding Zoning and districting in Denning – Hamlet, Rural and Provincial for lot size. Discussion follows.
- Public request for information regarding what can be done about speeding up Taylor Road. She asks if Town would allow a speed bump to be placed. Discussion follows.

Chairman Sibiga asks for Board Comments:

Steve Bobik asks if there are any prospects for training this year? Discussion follows regarding finding appropriate online or in-person trainings for the Planning Board.

Chairman Sibiga asks Councilman Kevin Smith if he has any comments for the Board. Councilman Smith does not.

Motion to adjourn the Meeting at 6:49 pm made by Anthony Carminati and Seconded by Christopher McInerney.

The next Town of Denning Planning Board Meeting will be held at 6 pm on May 19, 2022.