

**Town of Denning Planning Board Meeting Minutes  
May 19, 2022**

The meeting is called to Order at 6:05 pm.

Present:

Chairman Joseph Sibiga

Board Members: Travis Coddington, Steve Bobik, Shelley Curry, Anthony Carminati and Katherine Parr

Absent:

Chris McInerney

Public Present: Councilman Kevin Smith and Rachel Pereira

Chairman Sibiga opens the meeting by welcoming resident Rachel Pereira who owns two small properties toward the end of Peekamoose Road basically where the State Land begins. Chairman Sibiga asks Ms. Pereira to address the Board regarding her situation.

Ms. Pereira explains that she owns two very small lots, the access of one is through the other so they can't be separated. They are on the side of the hill on Peekamoose Road. One had a small cabin (Lot A) on it and the other had a small mobile home (Lot B). Ms. Pereira states that the septic system for the cabin (A) is on the other lot (B) and she is not sure the other septic system is for Lot B. The cabin itself is on the border of the two lots. Lot A has all the spring water coming down the mountain and a pond. Lot B is dry. There is no space to put the septic in on Lot A with all the water and the pond. Getting a correct septic system put in on the other lot is also going to be challenging. She is in the process of getting information from an engineer for replacing the present septic system as it is old. The engineer stated that he could not design a septic system for one lot on another lot. It just doesn't work that way. She is now not sure what to do. She spoke to the Supervisor, The Town Clerk, to Karl Von Hassel-the Code Enforcement Officer and no one is sure of the proper way to move forward on this matter. She was advised to speak to the Planning Board.

A Planning Board Member questions how big each lot is. Ms. Pereira states that they are each 2.1 acres, so 4.2 acres total. It is suggested that she just join the lots together, however Chairman Sibiga states that since the lots are not in the hamlet, they are in the rural zone, she would need a minimum of 5 acres to do that. It is suggested that she contact the CWC as they would have more answers in regard to the best placement for the septic based on the circumstances. Discussion follows regarding whether the lots are in the hamlet, rural or provincial designation. Chairman Sibiga states either way she would need a minimum of 5 acres or it's a non-conforming lot. You are taking two lots that are grand-fathered in as non-conforming lots and even together they do not have enough acreage to make a conforming lot. Discussion follows regarding the Zoning Law as it stood when she purchased the lots, and the Zoning Law now that she wants to combine them. The Board questions Ms. Pereira regarding the status of the

buildings on the lots. Her plan is to have a 1-bedroom home on each lot. Chairman Sibiga and other Board members then state that is where the issue lies. Ms. Pereira states that she would like to have one septic designed to accommodate both 1-bedroom houses on each lot. Discussion follows regarding the feasibility of what is proposed and what agencies - CWC, DEP, etc. need to be contacted regarding same. Ms. Pereira states she has contacted the CWC and many engineers but she is having trouble getting quotes/estimates. She also contacted a surveyor and got an estimate. She states she would like to move forward as the septic that is on the property is working, however it is extremely old and needs to be replaced.

Discussion continues regarding the zoning law designation of Hamlet, Rural and Provincial acreage requirements and whether the lots would have to stay separate if she is planning on building 2 houses. Ms. Pereira questions if you have a 4-acre lot would you be able to have 2 houses on the same lot? The consensus seems to be that no, that would not be possible with the current zoning but that would need to be checked. Ongoing discussion regarding CWC, DEP and engineering requirements for a new septic.

Chairman Sibiga asks if Ms. Pereira has had the existing septic pumped since she has owned the lots. She answers No. She doesn't know at this point where the septic exactly is and what it is comprised of so she can't do any landscaping or digging for fear of damaging what she has now.

Chairman Sibiga states that now knowing that her plan is to have a 1-bedroom house on each lot it is felt that she shouldn't combine them. Discussion follows regarding what steps she needs to take to start the septic replacement process. A Board Member states that Ms. Pereira must contact the CWC to find out what septic requirements they would have regarding 2 houses on one septic, etc.

Chairman Sibiga requests that Ms. Pereira keep the Planning Board apprised of how she is progressing.

Ms. Pereira asks what the Planning Board is responsible for and after a brief discussion she asks if there are any vacancies on the Planning Board. Chairman Sibiga states that there are no vacancies on the Planning Board at this time, but Ms. Pereira can write a letter to the Town asking if there are any vacancies on any other Boards for which she can volunteer.

Correspondence:

Chairman Sibiga states he received correspondence from:

- The Laberge Group- an informational letter regarding Solar Farm engineering.
- A Logging Notification for David White property at 64 Round Pond Road. 42-1-33.100. Stone Ridge Excavating and Logging. Frank Parslow. 339 trees – 26 acres – 83,100 board feet. Start date is June 1 to August 1. Confirmed they paid \$100 fee and provided insurance certificate.

Chairman Sibiga reads the previous months' meeting minutes. He requests a Motion be made to accept the minutes as read. Motion made by Anthony Carminati and Seconded by Katherine Parr.

Chairman Sibiga asks if Town Board Liaison Kevin Smith has any comments. He requests the spelling of Rachel Pereira's name and has no further comments.

Chairman Sibiga asks for Board Comments:

Anthony Carminati asks if anyone had watched the Town of Neversink Developer on Hunter Road presentation on Zoom. Discussion follows.

Motion to adjourn the Meeting at 7:17 pm made by Steve Bobik and Seconded by Shelley Curry.

The next Town of Denning Planning Board Meeting will be held at 6 pm on June 16, 2022.