

Town of Denning Planning Board Meeting Minutes September 21, 2023

The Meeting is called to order at 6:10 pm

Present: Chairman Joseph Sibiga

Board Members Present: Chris McNerny, Travis Coddington, Katherine Parr, Anthony Carminati

Absent: Shelly Curry and Steve Bobick

Public Present: Councilman Kevin Smith, Aldora Farfalla, Zach Mann and Steve Bernabe via telephone from Mazzarelli Architects for Honzo Haven (Kobayashi) in Sundown, NY.

New Business:

- Steve Bernabe appearing via telephone from Mazzarelli Architects for Honzo Haven (Kobayashi) Wellness Center project on Greenville Road in Sundown. Mr. Bernabe asks if the same Planning Board members are present as was on the Board for the last submission. Chairman Sibiga states that the new maps and plans which were submitted are being reviewed by the Board as they re-familiarize themselves with the project. Mr. Bernabe gives a review of the revisions to the project page by page from the previous submission. Specific review of septic plans. Discussion follows. Chairman Sibiga reminds the Board and Mr. Bernabe that since this matter has gone beyond the 180-day mark it is technically a re-submission. Chairman Sibiga asks if Mr. Bernabe has been in contact with the Code Enforcement Officer regarding this re-submission yet. Mr. Bernabe confirmed that he did speak with Mr. Von Hassel regarding the original submission and was told when Mazzarelli was ready to apply for a building permit that is when the Building Department would be involved. Mr. Bernabe states that these are the final plans and when they receive Planning Board approval their intent is to get started before the snow falls. However, the timing is not certain at this time due to the weather and contractor availability. Their intention is to submit the plans to the Building Dept. as soon as they receive approval. Chairman Sibiga confirms that another Public Hearing will have to be held for this re-submission of the project.

Discussion continues regarding surrounding property owner notification and attendance for Public Hearing to be held on October 19, 2023. Mr. Bernabe confirms that a representative of Mazzarelli Architects will be present at the public hearing.

Old Business:

- Aldora Farfalla is present regarding her Bed and Breakfast at 71 Taylor Road, Claryville, NY for an update. Ms. Farfalla states that she received an email from NYS DEC which she submits to Chairman Sibiga which indicated no SEQR needed, but with an attached form of submission for a legal determination. Travis Coddington agrees to reach out to the DEC for this form submission and determination. The Board confirms that this

document should be reviewed by the Building Inspector / Code Enforcement Officer. Ms. Farfalla confirms that Karl Von Hassel has not been to the property for an inspection as yet. Chairman Sibiga confirms that the site plan sketch is still needed for the rooms, bathroom, exits, smoke detectors, fire extinguishers, parking, etc. that will be used for guests. When that is received, the request and information for Ulster County approval with the NYS DEC email regarding SEQ. We should have an answer from Ulster County Planning Board for the next meeting on October 19, 2023. If everything is clear the Planning Board will give approval and then Karl Von Hassel will be contacted for his inspection and approval.

Correspondence:

- Confirmation received from the Ulster County Clerk's Office confirming they have filed the maps for the Sola and Krikhahn matter from Control Point Associates.
- Email from Association of Towns – looking for contact emails for Town Land Officials for Winter Planning and Zoning Training schools. Agenda and registration available. Katherine Parr asks if Ulster County has any trainings. Review of trainings offered. Locations are Batavia, Oneonta and Corning, NY. Unfortunately, the trainings are not close and \$80/\$90 for registration fees per person. Discussion follows.

Chairman Sibiga reads the Minutes from the previous meeting. Chairman Sibiga requests a Motion to approve the Minutes as read. Motion to approve the Minutes is made by Anthony Carminati and seconded by Chris McInerney. All in favor.

Chairman Sibiga asks for Board Member Comments:

- There are no additional Board Member Comments.
- Councilman Smith thanks the Planning Board Members for their service.

Chairman Sibiga asks if there are any Public Comments. There are none.

Motion to adjourn the Meeting at 7:04 pm made by Chris McInerney and seconded by Anthony Carminati.

The next Town of Denning Planning Board meeting will be held at 6:00 pm on October 19, 2023 following the Public Hearing for Honzo Haven proposed wellness center.