

Town of Denning Planning Board Meeting for February 20, 2025

Start Time: 6:06 pm

Present: Chairman Joseph Sibiga

Planning Board Members Chris McInerney, Amanda Geelan, Tony Carminati

Absent: Planning Board Members Travis Coddington, Katherine Parr, Steve Bobik

Public Present: Councilman Kevin Smith and Miguel Carrera and Yvette Carrera

Old Business:

- Chairman Sibiga mentions that he was not expecting the Carreras at tonight's meeting but of course they are welcome. The property under discussion is 2 lots approximately 18 to 20 acres. Discussion continues regarding the exact location of the property in Sundown – on Greenville Road past Raymond George Road on the left. Mr. Sibiga refreshes the information for all present regarding the site visit of Supervisor Brooks and Code Enforcement Officer/Building Inspector Karl Von Hassel. The Carreras explain that they were not present for the site visit as the original meeting date and time were not good and they were not advised on a rescheduled date and time. Chairman Sibiga explains that he was not present for the site visit either. Chairman Sibiga explains that in speaking with Mr. Von Hassel after the site visit, he was told that it was not an ideal spot to build a house for a couple of reasons. The particular piece of property in question (on the Greenville Road in Sundown) is prone to mudslides. He apologizes for not having additional information, but he was unaware that the Carreras would be attending tonight's meeting. Chairman Sibiga reviews documentation at hand to see if he has any further information. He does not. The Carreras plan is to build a home for his mother and father. Chairman Sibiga believes that the issues regarding building is that the property is in the flood zone or is flood prone. Mr. Carrera did speak to Mr. Von Hassel before he purchased the property and he explains that Karl said anything is possible, but NYS DEC would have to approve. Mr. Carrera explains that he did reach out to DEC and they did review the site and said that it would not be easy, but it was doable with money and engineering. Discussion follows regarding placement of a future house and possible former buildings situated on the property. Mr. Carrera states that they applied to DEC for a septic and they came to view the site and did the perc test. DEC gave three different locations where they could put the well and septic and advised definitely where they could not. Mr. Carrera put in some orange markers and the County dropped off a culvert so that is where the proposed house would be placed. Mr. Carrera states that he also had an engineer review their plans as well. He also confirms that there is an architect involved as well. Mr. Carrera states that ultimately his parents will live up here permanently. Discussion continues. Chairman Sibiga suggests that Mr. Carrera reach out to Mr. Von Hassel again regarding exactly what is needed for review regarding engineered plans, etc. for the safest way to proceed. Mr. Carrera will take the next steps.
- Chairman Sibiga refreshes the Board regarding information for Tomina LLC (Nicoletti) Short Term Rental Special Use Permit Application for 53 Kawlija Road. The Public Hearing was held at January's Planning Board meeting and Chairman Sibiga has had no further comments or information regarding the application. Chairman Sibiga requests a motion to approve the STR

Special Use Permit Application. Amanda Geelan makes the Motion and Tony Carminati seconds. All in Favor. None Opposed. Application Approved.

New Business:

- There is no new business before the Planning Board.

Correspondence:

- There is no correspondence for review.

Minutes:

- Chairman Sibiga reads the Minutes from the January 16, 2025 Planning Board Meeting. Approval for meeting minutes is put forward when the required Planning Board members are present for approval.

Planning Board Member Comments:

- Tony Carminati introduces discussion regarding the Planning Board's usual practice of waiting for the following month's meeting to make any formal decisions regarding voting or approval on all matters that come before the Planning Board. He suggests that such decisions should be made on a case-to-case basis and if immediate approval is warranted there is no reason to wait for the following month's meeting to render a decision. Of course, there will be circumstances where there will have to be a waiting period but those decisions should be made on a case-to-case basis. Discussion follows.

Public Comments:

- Councilman Kevin Smith confirms that the Town Board passed the Resolution instituting Local Law No. 1 of 2025 regarding the 12-month Moratorium on Short Term Rental Applications and Approvals. Discussion follows. Chairman Sibiga thanks the Town Board for their actions regarding this matter and the time to review the Zoning and NYS Regulations regarding STRs.

Chairman Sibiga asks for any further Planning Board Member Comments. There are none. Chairman Sibiga asks for any further Public Comments. There are none.

Chairman Sibiga requests a motion to adjourn the meeting at 7:09 pm. Motion made by Chris McNerney and seconded by Tony Carminati. All in Favor. Meeting Adjourned.

The next meeting of the Town of Denning Planning Board will be held on Thursday, March 20, 2025 at 6:00 pm at the Town of Denning Town Hall, 1567 Denning Road, Claryville, NY.