

TOWN OF DENNING
PLANNING BOARD MEETING
September 18, 2025
6:03 PM

Present: Board Members Chris McNerney, Amanda Geelan, Katherine Parr, Tony Carminati and Chairman Joseph Sibiga
Absent: Board Member Steve Bobik
Public Present: Councilman Kevin Smith

Correspondence:

- Application for a lot-line adjustment received from Bruce Charlick / Andrea Adams. 29 Sawmill Road SBL: 50.1-1-17. 1.12 acre. Included information in application: Present use is residential new construction. Existing building is fisherman's rustic cabin. 33' long x 20' wide. Proposed building is 40' long x 20-to 30' wide. Distances to be determined by location of septic leach field. CWC grant paid for installation of new septic. Questions arise regarding why it is a lot-line adjustment application. Very minimal information received. Discussion follows. The Planning Board determines that much more information is required. The application will be returned and the applicants will be requested to present with more information at a future meeting.
- Email received regarding Honzo Haven submission of building permit application with drawings and miscellaneous documents with building size of 30' x 42' - 1260 square feet. Mr. Von Hassel will deal with the building permit matter first. Discussion follows regarding this matter which has been before the Planning Board a few times already. This seems to be a new application with a new engineer, etc. Discussion continues.
- Town Clerk, Nancy Parrow, was contacted by Jennifer Grimes regarding STRs. Nancy notified Chairman Sibiga who discussed the matter with Ms. Grimes. She requested submission of 2 Special Use permits for when the STR moratorium ends for 23 Sawmill and 43 Sawmill. Discussion follows regarding Sawmill Road being a private road and the implications of that for STR's. Ms. Grimes had questions regarding the sale of her home which was not an STR – if the new owners want to use it as an STR they are new owners and would be required to apply for Special Use permits. The same goes for the other two properties which she does run as STRs. If she does sell those the new owners of those properties would have to apply for Special Use permits themselves after the moratorium period ends.

- Confirmation received for registration for Training through the NY Association of Towns for Planning and Zoning to be held in Kingston, NY on October 9th. Chairman Sibiga and Joy Monforte, Zoning Board Chair, will be attending the session and bring the materials and information back to their respective boards for training.

New Business:

- There is no new business before the Board.

Old Business:

- Councilman Kevin Smith raises the STR moratorium matter. Questions regarding the cap on the number of STRs which would be operating in Town are raised. Board members state that the 40 that has been suggested seems too high. Discussion follows. It is suggested that the number should be lowered to 35. Councilman Smith will advise the Town Board. It is also discussed that a notice be included in the County/Town Tax Bill that goes out in January of 2026 regarding the fact that STRs are required to be registered and permitted in the Town of Denning with included information regarding the cap on the number to be allowed, the yearly fire and safety inspection of same with fee schedule, and the process of applying for the Special Use permit, etc.

Minutes:

- The August 2025 Planning Board Meeting Minutes are read. Motion to approve made by Katherine Parr and seconded by Tony Carminati. All in Favor.

Public Comments:

- No further public comments.

Board Member Comments:

- There are no further Board Member comments.

Chairman Sibiga requests a motion to adjourn the meeting at 6:58 pm made by Chris McInerney and seconded by Amanda Geelan. All in Favor. Meeting adjourned.

The next meeting of the Town of Denning Planning Board will be held on Thursday, October 16, 2025 at 6:00 pm at the Town of Denning Town Hall, 1567 Denning Road, Claryville, NY.