



Town of Denning – Planning Board Meeting

January 14, 2016

Members Present: Katherine Parr, Jim Leverich, Tony Carminati, Stephen Bobik, Chris McInerney and Joseph Sibiga.

Members Absent: Travis Coddington

Public Present: Councilman Mike Dean, Salvatore Salamone, Jerry Huncosky, Katherine Chute and Pauline Leverich.

-Chairman Sibiga has called the meeting to order at 6:00 PM

New Business

-Sal Salamone, of 1699 Frost valley Rd. Claryville (SBL 34.000-1-9), came before the board requesting a setback variance for a new proposed home he would like to build on his 1.21 acre parcel. Currently there are no structures on the land, but at one time there was a house and a barn, and only remnants of the foundations exist. He would like to build an 1800 sq ft home, close to the property line. The parcel borders State land on all sides. The proposed house, with back deck, will be approximately 12 feet from the property line. Discussion followed. The Board has come up with a few ideas:

1. Going with 6.4.9 (Damage of Nonconforming Use or Bulk) in our Zoning Laws,
2. Build the house where the barn was,
3. Or refer this matter to the ZBA

Chairman Sibiga will contact Mr. Salamone with our findings.

-Jerry Huncosky, representing the Frost Valley YMCA, has come before the Board to discuss a proposed solar panel project to offset the electricity cost for the entire campus. He is proposing a total of approximately 3 acres of panels, which should provide an estimated 94% of the electricity used at the Y. It will be occupying areas across the road from their maintenance buildings. The exact locations are still not set in stone, due to more sun exposure studies that need to be conducted. Discussion followed.

The Board has determined that this project would best fit under the 'Utility Substation' use code, which will require a Special Permit from the Board. The submission of the permit application, as well as more discussion, will be reserved for February's meeting.

-Chairman Sibiga read the December 10, 2015 Minutes. A motion to accept the minutes as read was made by Tony Carminati, and seconded by Katherine Parr.

-Motion to close the meeting at 7:28 PM was made by Chris McInerney, and seconded by Tony Carminati

-Next meeting is scheduled for February 11th, 2016 @ 6pm, Denning Town Hall

Respectfully submitted by,
Joseph Sibiga, Chairman