



Town of Denning – Planning Board Meeting

August 11, 2016

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

Members Absent: Chris McInerney and Travis Coddington

Public Present: Jerry Huncosky, Jim Tisch, William Illing, Pauline Leverich, and Councilman Mike Dean.

-Chairman Sibiga has called the meeting to order at 7:00 PM

New Business:

~Jerry Huncosky and Jim Tisch, representing the Frost Valley YMCA, came to further discuss "Phase One" of part of their Master Plan for the campus. Tom Holsapple submitted a copy for the Board to look at on our July meeting. The DEP, as well as engineers, have been involved with the proposed construction Phase One will include the following improvements:

1. Eliminate lake entrance to campus (for security reasons). Split rail fence to be used to close entrance, which can be easily removed for emergency vehicles.
2. Circle created for Day Camp drop-off near lake.
3. New connector road across campus
4. Expand main parking area
5. "CIT Point" amphitheater / retaining wall to be built near lake.
6. Demolish and replace 12 cabins (circa 1950-60) to updated cabins. 5 of which will be relocated. One cabin will be completely handicap accessible. Septic system will be tied into existing system in main fields.
7. Construction of an amphitheater in the middle of camp (150 person)

-Chairman Sibiga asked about road names within the campus. Jerry Huncosky replied yes, they will all be named. Jim Tisch informed the Board that the local authorities do have copies of the campus map in the event of an emergency. Discussion followed. This phase will take approximately 3-5 years to complete.

-Motion to accept "Phase One" as described was made by Tony Carminati, and seconded by Katherine Parr. All were in favor.

~William Illing, representing Ken Kobayashi of 467 Greenville Rd. Sundown, came before the Board with a map illustrating a terraced area of land that was recently cleared on the property. The proposed use of this clearing is to be used for parking, pasture, and/or general use. The area is less than 1 acre. Grass will be planted. There will be no pavement on said area. There is a 32 foot setback from the surrounding property owner. There are no formal plans as of yet for further development. Mr. Illing explains that Mr. Kobayashi would like to use the



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area this coming weekend for parking for an annual party, given the ground is sturdy enough. The Board gives Mr. Illing a verbal "okay" to use the area this coming weekend for potential parking.

-Tony Carminati asks about a letter explaining that the DEP has looked at this project. Mr. Illing said that he will contact them and have a copy sent to the Planning Board for our records.

-The Board will consider a formal approval of the parking/pasture area on our September meeting, given that we receive the aforementioned letter from the DEP.

-Mr. Illing understands that any other development pertaining to this area must have Planning Board approval first. He mentioned that Mr. Kobayashi *may* have plans for future development, perhaps by late fall.

-Chairman Sibiga will notify Mr. Illing about anything further after our September meeting.

~The Board reviews maps created by land surveyor Anthony Siciliano, regarding a lot line adjustment on Dubois Rd. (Brookshill Rd) in Sundown:

-Richard M Aborn (SBL 51-2-10) will be conveyed 64.27 acres from Jean L Kaiser and Susan Wells (SBL 51-2-15)

Richard M Aborn currently has 128.65 acres **before** lot line adjustment.

-Lot size will increase to 192.92 acres **after** lot line adjustment.

Jean L Kaiser / Susan Wells currently have 116.05 acres **before** adjustment.

-Lot size will decrease to 51.78 acres **after** lot line adjustment.

- Motion to approve the lot line adjustment was made by Steven Bobik, and seconded by Jim Leverich. All were in favor.

Old Business

-The Board has received notification from the Ulster County Clerk that they have filed maps from the Frost Valley YMCA subdivision and lot line adjustments (for their solar project).

-Chairman Sibiga read the June 9th minutes. Motion to accept the minutes was made by Katherine Parr, and seconded by Tony Carminati.

-Chairman Sibiga read the July 14th minutes. Motion to accept the minutes was made by Katherine Parr, and seconded by Tony Carminati.

~Motion to close the meeting at 9:03 was made by Tony Carminati, and seconded by Steven Bobik.

Next meeting is scheduled for September 8th, 2016 @ 7 pm, Denning Town Hall

Respectfully submitted by,

Joseph Sibiga, Chairman