



Town of Denning – Planning Board Meeting

February 16, 2017

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

Members Absent: Steven Bobik and Travis Coddington

Public Present: Councilman Mike Dean, William Illing, Ken Kobayashi, Nahoko Kobayashi, Deborah Baumgarten and Pauline Leverich

-Chairman Sibiga has called the meeting to order at 6:02 PM

New Business:

~Tony Carminati is proposing a Lot-Line adjustment with his property on Red Hill Rd. Currently, he has a 9.34 acre lot (SBL 50.2-1-16) that he would like to combine with a .6 acre lot (SBL 50.2-1-24). Mr. Carminati tells the board that the DEP has recently done some land surveying on adjoining property. The Board will require submission of a map to approve/sign off so it may be sent to the Ulster County Clerk for filing. Mr. Carminati will return next meeting with said maps.

~The Board has received application (\$100 fee was paid by check) from Ken Kobayashi (Greenville Rd. Sundown) pertaining to a proposed gazebo, 108 steps leading to the gazebo, and parking lots for the “Honzo Haven” project. Engineer Will Illing gave the Board a narrative and discussed the submitted maps. They propose to build a 450 sq ft gazebo, located on the upper part of Mr. Kobayashi’s land. Discussion followed of storm water runoff and retention ponds, which will require DEP approval. Also discussed was the “phases of construction” listed on the map. The Board, and Mr. Illing agreed that “Phase 1” will include the proposed parking area (which shows parking for +- 50 cars), along with the proposed gazebo project. Last August, the Board reviewed maps submitted that pertained to a general use pasture area to be constructed on Mr. Kobayash’s land, which could be used sparingly for overflow parking to personal events held at the property, and that no formal approval was given for use as a “Parking Lot”.

Ken Kobayashi explains that he wants to preserve the natural beauty of the area, and has no intentions of a commercial entity. He wants to create a school to teach his friends and clients of holistic healing. He also assures that there wont be many people visiting at one time.

The Board will need to see documentation (Certificate of Exemption) from the State declaring this a “school use”. Upon approval, they plan to subdivide a 4.8 acre area for the School, and filing for tax exemption. Tony Carminati asks about Handicap parking and accessibility. Councilman Dean remarks that a Special Permit for the parking lots be applied for. Pauline Leverich asks about parking lot lighting. Mr. Kobayashi says he wants minimal lighting. Chairman Sibiga states that submission of maps, applications, ect needs to be submitted to the Ulster County Planning Board for preliminary review, because the land is off a County Route.

Mr. Illing will return in April, after meeting with the DEP, and once the Board receives correspondence from UCPB.



Office of the Planning Board

Chairman Joseph Sibiga
phone contact (845) 985-2411 Fax (845) 985-0188
internet access www.Denning.us
internet contact TownHall@Denning.us

Town of Denning
1567 Denning Road
PO Box 277
Claryville, NY 12725

~The following logging notifications were submitted to the Town:

~Rocca Sacchetti 64 Porcupine Rd. (43.3-3-21)

Logger: John Brooks 92 trees, 14 acres, 32,000 Board Feet.

Beginning Date: 2/16 End Date: 2/16 \$100 Fee Paid

~Frost Valley YMCA 2321 Denning Rd (42-2-26.100 & (42-2-26.200)

Logger: Mike Dean ? Trees, 50 acres, 56,000 Board Feet.

Beginning Date: 2/6 End Date: 3/31 \$100 Fee Paid

~Chairman Sibiga read the January 12, 2017 Minutes. Motion to accept the minutes as read was made by Katherine Parr, and seconded by Chris McInerney.

Motion to close the meeting at 7:16 was made by Chris McInerney, and seconded by Tony Carminati.

-Next meeting is scheduled for March 9, 2017 @ 6 pm, Denning Town Hall

Respectfully submitted by,

Joseph Sibiga, Chairman