



Town of Denning – Planning Board Meeting

April 12th, 2018

Members Present: Katherine Parr, Travis Coddington, Jim Leverich, Tony Carminati, Chris McInerney, Steven Bobik and Joseph Sibiga

Public Present: Will Illing, Anthony Siciliano, Nahoko Kobayashi, Councilman Mike Dean and Pauline Leverich

-Chairman Sibiga has called the meeting to order at 7:03 PM

New Business-

Mr. Will Illing, representing Ken and Nahoko Kobayashi, came before the board along with surveyor Tony Siciliano to discuss a proposed Subdivision on their land on Greenville Rd. in Sundown (SBL 58.002-2-8). The preliminary map shows a 2 lot subdivision. Lot 1 would be 10.71 acres would be conveyed to the new owner, and Lot 2 would be 46.52 acres which would be retained by the Kobayashi's. The total acreage before subdivision is 57.22. The Board discussed the maps, and have requested that the setbacks lines be shown on the final map. An application was submitted along with the \$75 fee. Mr. Illing will return to our May 10, 2018 with the final maps.

The Board received a subdivision application from Peter Leyh and Martin Spottl on 8 Barnes Rd. in Claryville. They would like to divide their 5.28 acre parcel roughly in half. Attached was a hand-drawn map. The property owners were on tonight's agenda, but did not attend our meeting. The board discussed this briefly, and have found the size of the lot (once subdivided) would be a non-conformance in our zoning laws. We have agreed to table this until we can meet with the homeowner to further discuss.

The Board received information regarding the proposed sewer district for the hamlet of Claryville. The Town Board will act as lead agency. The C.W.C has granted us with funds to repair/replace failing septic systems over the next several years. According to Councilman Dean, there are roughly 60 septic systems that can be eligible for replacement. The homeowner may opt out of this, but would end up paying out of pocket later on once the district has dissolved. The septic systems in the district will be pumped and inspected first. Some have already been done.

Katherine Parr asked about cable service in Sundown, and what the progression was. Chairman Sibiga said that there is new lines and equipment mounted on the poles, but no home hookups have been made yet. The projected date of service is still unknown.

Tony Carminati asked about the Blue Hill Lodge brewery. Chairman Sibiga emailed Frank Nicolletti regarding questions that the Board had. Mr. Nicolletti did not have all the answers at this time, but stressed that time is not of the essence here. The Board will have enough time to change conditions to the Special Permit before any beer has been brewed. Ms. Parr asked about sale of the beer. If it would be shipped, sold locally or afar? The Board will discuss this at a later date when we can obtain more information.



Office of the Planning Board

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-Motion to close the meeting at 8:03 was made by Tony Carminati, and Chris McInerney.

-Next meeting is scheduled for May 10th, 2018 @ 7pm, Denning Town Hall.

Respectfully Submitted by,

Joseph Sibiga, Chairman