



Office of the Planning Board

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

October 11th, 2018

Members Present: Travis Coddington, Steven Bobik, Chris McInerney and Joseph Sibiga

Members Absent: Jim Leverich, Katherine Parr, Tony Carminati

Public Present: Daniel Bishop, Will Illing, Nahoko Kobayashi and Councilman Mike Dean

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

New Business-

-Daniel Bishop, and Will Illing (representing Nahoko and Ken Kobayashi) came before the board to formally submit a site plan for work proposed on the Kobayashi's newly subdivided lot (10.71 acres) located on Greenville Rd in Sundown. Included in the site plan is a staircase of 108 steps to be built on a slope leading to a Tea House at the top of the property. The proposed staircase will be approximately 120 linear ft long, made of locust wood and set on concrete pylons. Holes for said pylons will be dug by hand and or machine. The proposed tea house will be approximately 14' x 18' (12' high) which will be used for ceremony's and meditation. There will be conduits mounted along the staircase leading up to the tea house for electric lighting. The Tea house will only be used in fair weather and will not house occupants overnight. Detailed drawings of the staircase construction have been submitted to the Board. Conceptual drawings of the tea house have been submitted as well, with a more detailed plan to come in the near future.

The lot will remain owned by the Kobayashi's, and then leased to the Honzo Haven Corporation. Mrs. Kobayashi states that monetary compensation for visitors to come to the proposed tea house/staircase will be in the form of donations. The Board will discuss with the absent members, as well as conduct some research to this project.

-The Board discusses Mr. Frank Nicoletti's proposed amendments to his current special permits associated with the Blue Hill Lodge. Motion to add the Events Center (dba Claryville Art Center) as well as the "Pavilion" (dba Claryville Event Center) to share the existing "restaurant/ food service/ catering" uses on the permit originally issued for the Blue Hill Lodge and Cafe, was made by Chris McInerney, and seconded by Steven Bobik. All were in favor.

Old Business:

The Board received a letter from Chairman Boncek of the Zoning Board of Appeals. The letter stated that the proposed subdivision of Peter Leyh and Martin Spottl was denied by the ZBA.

Steve Bobik asked about the YMCA solar project progress if any. Councilman Dean replied that they're working on it. The lines need to be upgraded.

Councilman Dean asked about the application fee for the Planning Board, and if they submit a check for the application, does that mean that the project was approved. Chairman Sibiga replied no, that fee covers our time and potential legwork associated with the project, whether approved or denied.

Chairman Sibiga read the August 9, 2018 minutes. Motion to accept the minutes as read was



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made by Steven Bobik, and seconded by Travis Coddington.

-Motion to end the meeting at 7:37 was made by Steven Bobik, and seconded by Chris McInerney.

-Next scheduled meeting is for November 8, 2018 @ 6PM

Respectfully Submitted by,

Joseph Sibiga, Chairman