TOWN OF NILES PLANNING BOARD
New Hope, New York
January 16, 2025

Members Present:	Bob DeWitt - Chairperson
	Diana O'Brien
	Nigel Moll
	Mark Kulik
	Paul Cerquone - Alternative
Absent:	Patty Orr

Others Present: Michael Quill, Legal Representative for Debra Denman Sinnott

The Planning Board meeting was called to order at 7:11 PM. After the pledge of allegiance, a motion was made by Mr. Moll to accept the November 2024 minutes. Ms. O'Brien seconded the motion. All Approved.

NEW BUSINESS:

- The application for subdivision of Debra Denman-Sinnott's property, located on Gahwiler Road, Tax ID# 155.00-1-15.111 was presented to the Board for approval by Michael Quill, Legal Representative for Ms. Denman Sinnott. A brief description of the project was changed to read: "Subdivided 52.19 acre parcel and 40.0 acre parcel and merging the subdivided 16.485 parcel into the current 4.1 acre parcel creating a 20.585 acre (roughly) parcel." Ms. Sinnott is going to give a piece of two lots to her brother creating a 16.485 acre lot (which will need to be merged into existing 15.21 acre lot). She will be selling the remaining 35.705 acre farm land to her other family members. If the property were just subdivided then there would be 3 different lots for William Denman, so those pieces need merger. SEQR Parts I and II were reviewed and was found to have no environmental impact and a negative declaration was determined.
    - A motion was made to approve the subdivision and merger of the property on Gahweiler Road with the changes to the application and the two pieces merged. A motion was made by Mr. Kulik and seconded by Mr. Moll. All Approved.

OLD BUSINESS:

- None

ADDITIONAL BUSINESS:

- Mr. Kulik spoke about the short term rental training that he attended in November.
- The next Niles Planning Board meeting is tentatively scheduled for February 20, 2025 at 7:00PM. A motion was made to adjourn the meeting by Ms. O'Brien and seconded Mr. Cerquone. All Approved. The meeting was adjourned at 8:05PM.

Respectfully submitted,

Lorie DeWitt-Antilla