



Town of Denning Planning Board - Resolution #2015-01

July 9, 2015

Christopher G. Mooney - Subdivision Properties into 5 Lots.

Final Plat Approval – (Re: Original SBL's 42-3-1, 42-3-2, 42-3-3, 42-3-4, 42-3-9)

Whereas, the preliminary plat titled "Christopher G. Mooney Subdivision " was approved in May 2015; and

Whereas, the referral to Ulster County Planning Board was satisfied; and the public as well as adjacent property owners were notified and a Public Hearing was conducted, and all public comments were considered and clearly stated including input from the NYC DEP; and

Whereas, no new private access road was required; and as stated the existing road now requires a 50 foot right of way agreed to by the owner to access lots 2,3,4, and 5, and a road maintenance agreement must be drawn up for lots 2,3,4, prior to sale of lots; and

Whereas, the owner met all our requirements and freely allowed our access to said property for our inspection and gave a presentation with a photo slide show along the existing road; and

Whereas, no building permits shall be issued for habitable structures until acceptable septic systems design and placement are approved by Ulster County Board of Health with NYC DEP guidance; and

Whereas, NYC DEP requested 100 foot limiting distance from the water course bordering properties is now drawn on the subdivision map; and

Whereas, all other requirements are clearly stated on the official signed subdivision map with surveyors seal and all SEQR requirements were fulfilled; and

Whereas, the proposed subdivision meets our current Zoning Law and the Town of Denning Planning Board has the authority to approve this subdivision in accordance with NYS Town Law and Local Law;

Now, Therefore, be it Resolved, that the Planning Board of the Town of Denning does hereby approve this subdivision without any other condition, leaving the responsibility of filing maps and deeds with the Ulster County Clerks office up to the owner within 60 days, creating 5 lots in Section 42 Block 3 on the Town Tax Maps.



Board Members Vote: Joseph Sibiga, Chair (Aye); Carl Landon (Aye); Katherine Parr (Aye); Chris McInerney (Aye); Steve Bobik (absent)

Passed by majority vote of the Planning Board. June 11, 2015.

This resolution printed and officially accepted on July 9, 2015