

Town of Denning - Planning Board Meeting

July 12, 2007



Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order by Acting-Chairman David Brooks at 7:35 PM. Members present were Mr. Brooks, Mr. Landon, Mr. Krickhahn, Mr. Van Aken. Members absent from the meeting were Mr. Thayer, Mr. Larison, and Mr. Bobik. Also attending was Councilman Mike Dean from the Town Board.

Mr. Brooks opened the meeting with a brief discussion on missing minutes from the May 10, 2007 meeting. We looked in the planning board office and found the cassette tape recording of the meeting. This will be transcribed along with the other meetings for the beginning of the year.

Old Business:

Mr. Landon discussed the property division in the hamlet of Claryville presented at the May 10, 2007 meeting by Mr Siciliano, the surveyor. The proposed split of SBL 50.1-1-8, 1481 Denning Road, would create two building lots and at that time we postponed any decision on approving the division until speaking with the Ulster County Planning Board concerning perk test for septic systems. Mr. Landon contacted the UCPB and they advised that it was necessary to have the perk test done for each lot and that the new survey's should reflect the location of the proposed septic systems. The surveyor and property owner were advised in July 2007 and have since resurveyed the property division. We have not see the new proposed property division at this time.

Mr. Landon brought up the fact that on the May 10, 2007 meeting we did not pass a motion to approve the plans for the Bed and Breakfast on Taylor Road and suggested that since we gave them the go ahead at that meeting and Mr. Brooks singed off on the plans, we should have a motion at this time as a matter of public record.

Mr. Landon motions that we, all in attendance at the meeting on May 10th, having previously approved the acceptance of the plan for the bed and breakfast on Taylor Road due hear by officially make it public record. Seconded by Mr. Krickhahn, All in favor.

Mr. Landon also raised the fact that we didn't have a motion for scheduling the public hearing for the logging permit on DuBois Road which we all agreed upon at that time.

Mr. Van Aken motioned that we here by make it public record having previously scheduled a public hearing held in July 2007, for said logging operation on DuBois Road back in May 10th, unanimously approved at that time. Seconded by Mr. Krickhahn. All in favor.

New Business:

Mr. Brooks opened a discussion about the difficulty he had over the past month finding a complete and updated version of our zoning law for the Town of Denning. It appears that

there are several versions most of them do not reflect changes from the past few laws of 2004 to present. Discussion followed and we determined that we need a complete and accurate set of zoning laws brought up to date as of 2007. Also we need to make sure the County has a copy as well as other appropriate government agencies.

One of the problems Mr. Brooks encountered was the special use permit section not reflecting the changes made by our timber harvest law. Different agencies were referring to differing versions of the towns zoning law, and there was no set "revision date" to make sure all parties were looking at the same law. Further investigation needs to be done.

Continued discussion, we found that exemptions in the timber harvest law do not exempt from notification, bond, insurance, and enforcement, etc... as previously assumed by general public. Zoning special use permits do not require this and the zoning law at the town clerks office does not include the changes made by the timber harvest law.

Other questions on the timber harvest law were discussed. One concerned the mailing of the certified letters. The mailing is done by the Town Clerks office but the expense is incurred by the applicant. Someone should tell the Town Clerks office.

Other changes not reflected in the current copy of the zoning law include changes made by the Manufactured Home law of 2004, etc.. Further investigation needs to be done on this as well. We believe that the town board approved a set of changes to the zoning law and were not sure who should be updating or maintaining a revised copy incorporating changes as they arise. Is this a planning board function or responsibility?

Mike Dean asked if a major logging job in another town/county needs a special permit to skid or access this site from the Town of Denning. Access to roads the main concern. In other words: What is required by our town or stated in our timber harvest law or zoning law, if the sole access to the logging site was through Denning even though the property being logged was in another town or county. We told Mr. Dean we would research this and get back to him at the next meeting in August.

Mr. Landon motioned to adjourn at 9 PM and Mr. Krickhahn seconded, all in favor. Next meeting on August 9, 2007.

Respectfully submitted,
Carl Landon