

# Town of Denning – Public Hearing Comprehensive Plan

Held on Saturday, September 8, 2007, at the Claryville Fire Hall

Hearing opened at 10:10 A.M. By Supervisor Bruning

Present Supervisor Bruning

Councilmen Paul Schoonmaker, Mike Dean, Kevin Smith and Scott Mickelson



Supervisor Bruning makes opening remarks and order of hearing; he also introduces Planner Dave Gilmour.

Dave Gilmour gives the back ground of the 20 meetings, 6 public outreach meetings, the 325 survey's returned and the June 14 Planning Board vote of 5 to 0 to present this plan to the Town Board.

Mr. Gilmour also states there is a clerical error, there is NO potential future Hamlets Districts for Denning Road. Further, the electronic version contained this error; he does not believe it was in the written version. Also, the Ulster County Planning Board has made no binding comments.

Supervisor Bruning calls for Town Board comment, there is none. He then calls for residents comment.

Resident- 3.1.3 clustering. Asks if there are binding rules of setbacks?

Supervisor Bruning explains the advisory board, membership to be 1 Town Board, Planning Board and residents to bring the zoning and sub division regulations, in line with the plan.

Resident had understood cluster housing was going to be removed from the plan. He further gives land boundaries of YMCA property suitable for cluster housing, asking if anyone has researched cost impact of cluster housing and the increases in taxes.

Supervisor Bruning asks him if the problem is with the YMCA or cluster housing, asking if it was private development if he would have the same concerns. The Supervisor asks Dave Gilmour to respond.

Dave Gilmour explains the concept of open space design, stating this concept is meant to be "density neutral" and enhancing.

Resident the YMCA has made plans for future development.

Resident likes the current zoning regulations and wants something in writing, suggests limits on structures allowed.

Supervisor Bruning this is a plan for zoning, it drastically reduces the number of building lots allowed in Town. Zoning has been increased to 5 and 10 acres, 1 house per 10 acres.

Resident, are dormitories included?

Supervisor Bruning responds it will depend on the zoning laws, they will define and give details.

Resident inquires if the YMCA pays taxes?

Supervisor Bruning responds No.

Resident the YMCA won't pay taxes, the people will.

Supervisor Bruning responds that is New York State Law.

Resident states this is our chance to control it.

Resident states every individual structure should have it own well and septic.

Resident-page 15 states primary lot should not be less than an acre and a half or two.

Supervisor Bruning explains his thoughts on cluster housing using the example of 50 acres and 5 homes.

Resident again states this is our golden opportunity to curb development.

Supervisor Bruning responds the Town Board will go back and discuss the plan.

Resident –what are the benefits of cluster housing?

Supervisor Bruning responds the thought behind cluster housing is that it would leave more open space. It doesn't make it easier for the Y or anyone else.

Resident what happens to the tax base with cluster housing, how does it affect the Y and can we remove it all together?

Supervisor Bruning, we are here for public comment and we are hearing you.

Resident you are yesing us to death.

Resident, 3 family residential structures on 1 acre sounds excessive.

Supervisor Bruning comment he doesn't think there is anywhere in the Hamlet District that you could do it.

Resident if it is 1 acre in the Hamlet, keep it 1 house.

Supervisor Bruning we already have multiple family. They would be grandfathers in.

Resident suggests 500 feet set back for housing.

Resident, everyone wants a limit of 1 house per acreage.

Supervisor Bruning asks if they want to restrict zoning to 1 family housing in the entire Town?

Resident asks what are the benefits to more than 1 house?

Resident suggests separate deeds to, setbacks, and comments if you have an organization like the Y, they can do it.

Resident one of the biggest tax burdens is the Y, if you have a child going into the school district you should pay whether you rent or own.

Resident by issuing license and permits the Town can make money.

Resident where is the opportunity for young people who want to work and raise a family.

Resident, cluster housing if they build dormitories, you will need more services, garbage, deliveries, more travel on the roads.

Dave Gilmour, fiscal implications of land conserving sub division;

1-physically more land is conserved.

2-Less road travel.

3- people want to live next to open space.

4- you need to take a look at what your current zoning is.

Resident page 32 is a back door.

Dave Gilmour the Planning Board took it out of the zoning map. They left, the mention of the concept for future consideration.

Resident, Denning has much open space, Denning is unique, and we are actually reducing development. Clustering does not seem to serve a purpose and could change the character of our Town.

Supervisor Bruning states he is hearing it loud and clear, the objections to cluster housing. He wants these standards to apply to everyone.

Resident asks if anyone is present from the Y, no response, states there should be, and he is not anti Y.

Resident states taxes are high people could put in cluster housing, renting, so they may continue to maintain their property.

Resident suggests clustering be removed from the plan. Further, by allowing clustering you make it cheaper and easier for the builder, the builder saves money.

Resident, there is a section in the zoning law that deals with educational buildings, it is actually pretty restrictive, 500 continuous acres. Clustering homes allows for flexibility on a geographical setting.

Dave Gilmour this is a long-range plan, 20 or more years.

Resident we where told clustering would be taken out.

Resident, there seems to be a push for Hamlets, page 9 states 4 per acre in the Town of Neversink, bordering our Town, can we talk to them? Red Hill Knolls is split into some small lots, if we go to 5 acre zoning what happens to them? Could a new owner come in tear down the old house and put up a new one? Can we stop that?

Supervisor Bruning, yes but you would be making the land worthless.

Resident 51 years ago it was the Blue Hill Lodge, then a child care center, now it has gone back, has anyone reviewed the process?

Supervisor Bruning, yes the Planning Board did an extensive review.

Dave Gilmour land open space is a tool, not the strongest tool for fiscal impact.

Resident the private property owner always ends up paying, more services.

Resident, I am trying to see what the plan aim is for commercial tax base. People working from there homes would have trickle down effect for other services. I don't see zoning for business; any commercial property is a tax base.

Resident, the DEC bought property from private owners, can they turn it over to the State, as they don't pay taxes?

Supervisor Bruning, the State pays over \$500,000 and 300 parcels have been added to the fire tax map, the fire levy should go down.

Resident, Bill has kept taxes down.

Supervisor Bruning further the Y donates \$104,000 to the Town.

Resident, there seems to be 2 separate plans for the Hamlet District, "once your peace and quiet is gone, it's gone." Not worth a \$50 savings by having a commercial tax base.

Supervisor Bruning calls for Town Board comment:

Councilman Paul Schoonmaker states he is in favor of all non-profits paying taxes; the residents should write their New York State elected officials stating their concerns.

He does wonder what would happen if the Y got taxed and then they got rid of the rest of their land if a developer would come in.

Resident, that's why this plan must curb future uses.

Resident the only way to stop large developments or cluster housing is this plan and our zoning.

Resident a lot of the things that are people are talking about here will take place in the next phrase. If we can all get over this, we can get to the meat and potatoes. The intent of this document is to set the stage for the next step.

Resident this is a living document; suggest further meetings on the next step.

Resident asks if we can see the plan revised before the next step?

Supervisor Bruning the plan will be revised according to this hearing.

Resident asks what the next step will be?

Supervisor Bruning the advisory committee will look at the zoning and sub regs.

Resident will the plan be changed and up dated to reflect these changes?

Supervisor Bruning that is a good idea to keep notes and then revise the comp plan. You are requires to look at the Comp plan every 5 years.

Hearing closed at 12:10 P.M. by supervisor Bruning

Respectfully submitted By Joy Ann Monforte, Town Clerk