

Town of Denning - Planning Board Meeting

September 13, 2007



Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order by Chairman Alden Thayer at 7:33 PM. Members present were Mr. Brooks, Mr. Landon, Mr. Krickhahn, Mr. Larison, Mr. Van Aken and Mr. Larison. Mr. Bobik was absent.

Audience participants included Councilman Mike Dean, George Elias, Sam Morrison. Steven Teplise, Steve Pauli and David Marlie of Brooks and Brooks.

Mr. Thayer read the minutes from the last meeting of August 9th. No changes were suggested and a motion to accept the minutes as read was made by Mr. Larison, seconded by Mr. Brooks, all in favor.

New Business (first):

Sam Morrison asked if perk test were required on his property division of 12 acres (5 and 7). We determined that property over 5 acres did not require perk test as stated in the Ulster County Subdivision Regulations. He does need to submit a final survey for us to sign off. He said he will give us 5 copies when complete.

We reviewed a Subdivision of 200 acre property on Red Hill where NYC purchased approximately 85 acres. The property 5321 Red Hill Rd. (Sec-Lot-Block 50.2-1-30) will essentially be split into two large pieces. The remaining large parcel along connecting Barns Road will remain 480A and both large sections will have adequate access to the main road. Neighboring property holders were informed. A few minor issues were mentioned including listing the old town road that passed through the property, Barns Road and the fact that a Public Hearing was required before the subdivision could be approved.

The surveyors Brooks and Brooks as well as the NYC DEP will make the minor modifications and we will schedule a Public Hearing to be held at the beginning of our next regular meeting on October 11, 2007. Mr. Larison motioned to accept the preliminary sketch of the subdivision and Mr. Kirckhahn seconded. All in favor. Alden will talk to Joy about scheduling the public hearing for next month.

Mr. Thayer read a letter from the Town Clerk stating that we should have a flat fee for Logging Permits (permit fee). Alden said he would investigate and incorporate a change into the Timber Harvest Law.

Mr. Thayer also read a letter notifying us of property being sold to NYC DEP (sec-lot-block 58-1-24) 394 Yeagerville Road. Mr Thayer will tell them to bring in more information including a survey.

More New Business:

Mr. Landon discussed the Comprehensive Plan and gave Mr Thayer a copy of the last Public Hearing held by the Town Board. The Town Board will make some modifications

and address it's acceptance in following meetings in the coming month.

Mr. Landon also heard that David Gilmour (our planner) has completed scanning and making digital copies of our existing Zoning Laws and Subdivision Regulations. He is waiting for some compensation for this work before he turns it over to the Town. Mr Landon motions that the Town Board compensate David Gilmour for the digital copies of the zoning law and subdivision law so we can have a master copy on our town computers for reference and future modification. Mr. Larison seconded the motion. All in favor.

Councilman Mike Dean was informed and will address this at the town board meeting.

Mr. Thayer talked about the CWC and Hana Country Resort seminar, a continuing conversation from the last meeting. He discussed our attendance with Supervisor Bill Bruning to fulfill our required 4 hours of training as planning board members. An alternative would be training from David Gilmour. Discussion followed. We decided to go to Margretville (Hana Country Resort) on October 17th and car pool, meeting at 6AM at the town hall. All in favor. Mr. Thayer will ask the town clerk to make the arrangements.

Councilman Mike Dean asked if we came to any conclusions on the logging and skidding issue he brought to our attention last meeting. Logging in one town and moving the logs to a landing in our town. Mr. Larison opinion: Consider it a logging job and treat it as such with all the requirements of our Timber Harvest Law as if the trees were being harvested in the Town of Denning. Mr Brooks found in the intent of the law Sec 1 paragraph 1 "Thus this law is intended...." We all agreed and told Councilman Dean.

Mr. Thayer spoke of changes to the Timber Harvest Law, a continuation from the last meeting. We also talked about a Bond in the amount of \$1500 not being enough and Councilman Dean and Mr. Thayer think's it should be \$1,000,000. Mr. Landon suggested that this was too high for the small logging companies and that the original intent of the bond was to cover some initial cost retaining legal assistance. There is the required insurance for \$1,000,000 before the logging job gets started. – further discussion is needed.

Public Comments:

Mr. George Elias thanked us for taking the time to work accurately and competently without compensation, which the general public doesn't seem to take for granted.

Logging exemptions: Who is left after exempting the little logging jobs and the timber harvesting plans for the larger operations? We should be looking at cleanup and road use for all logging operations and not be as focused on what's going on in the woods as these jobs are being watched by other agencies.

Mr. Larison motioned to adjourn at 10:00PM and Mr. Van Aken seconded, all in favor except Mr. Landon who wanted to talk more about the Internet use.

The next meeting will be held on October 11, 2007.

Respectfully submitted,
Carl Landon