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Town of Denning - Planning Board Meeting

September 11, 2008

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order by Chairman Alden Thayer at 7:35 PM. Members present were Mr. Thayer, Mr. Krickhahn, Mr. Brooks, Mr. Van Aken, Mr. Larison and Mr. Landon. Mr. Bobik was absent. Two others were in attendance James Jenner and Brenda Bynam of Wildcat Mountain Road.

New Business:

Mr. Thayer started with our guest and asked for new business. Mr. Jenner presented a survey of their property with plans to divide it into two parcels for our review and guidance. The survey was done by Anthony Siciliano. Mr. Jenner said that they were dividing because they renovated their guest house and now the financial institutions consider the property multi family dwelling making it harder to get refinancing. If they split off the guest house onto a separate lot then it will remain a single family parcel. The plan is to divide the 2 lots on their property into 3 lots as there is a 5 acre area with no out buildings.

Mr Thayer said this would be considered a minor subdivision. 8.82 acres total – 2.88 for the main house then 5 acres open field. SBL 50.1-2-37 addr: 16 Wildcat Road. Mr. Van Aken asked about septic systems for the two parcels, Brenda said they were put in 2 years ago. Mr. Brooks asked about access to the 5 acres and Brenda said there was an old right-of-way along the road. The 5 acre parcel will be a Denning Road address instead of Wildcat. Mr. Landon said that it needed to be plotted on the survey as the ridge along the road is pretty steep. Mr. Larison asked that the access to the guest house should also be shown on the survey. Also he expressed concern about the well being on the other side of the driveway to the house.

Continuing discussion followed and we gave them a list of things to include on the survey. Where are the leach fields, wells, coverts, driveways and access, and many other things. They will talk to Anthony Siciliano and bring back a more detailed survey. Everything else looked okay and we didn't see any obstacles.

Mr. Larison made a motion to accept this survey as a preliminary Platt. Mr. Krickhahn seconded, all in favor.

Mr. Thayer asked James and Brenda to have Anthony Siciliano give him a call with the details of the new Survey.

Old Business:

Mr. Thayer read the minutes from the meeting of August 14th. A few minor changes and Mr. Larison motioned to accept the minutes with those changes. Mr. Brooks seconded, all in favor.

New Business: (continued)

Mr. Thayer read some of the brochures in the mail to the planning board including an idea of “fly-wheel” storage of energy to be converted to electricity. We also talked about outdoor wood stoves to heat water for heat in the winter. Discussion followed about the need to regulate the new installations of outdoor wood boilers with regard to clean air. More discussion followed about catalytic converters to be installed and the air quality should be the same standards as in home wood stoves.

Mr. Landon suggested that we should look at what other towns have passed regulations and review them before making any local laws. More discussion followed and Mr. Thayer suggested we make up some proposals and get the process going before things get out of hand. Mr. Krickhahn has been using one for quite a while without any problems and doesn't have any air quality problems.

Mr. Thayer said that he would ask Joy to call other towns and see what policies they have instituted with regard to outdoor woodstoves and contact the DEC to see if there are any current standards, then report back to us at the next meeting.

We discussed more energy alternatives including electric Quarts Radiant Stoves, Mr. Brooks said his parents had one of those and they were pretty efficient.

Next we reviewed the Wind Energy Law samples, making copies for everyone all night, for our review and comment next meeting.

Mr. Thayer read a letter from the Committee from Ulster County Environmental Management Council about outdoor wood burning boilers (referring to Town of Hurley local law #1 of 2007) recommending that we pursue some legislation regulating the exhaust and emissions. Some discussion followed. Perhaps this could be a model for our legislation. Posted on their website, TownofHurley.org for our review.

Mr Landon said that the Town Board accepted the Timber Harvest Law revisions we proposed and will review and schedule a public meeting in November this year. Mr. Brooks said we still need to get information for handout's in the future.

Next meeting is scheduled for October 9, 2008.

Mr. Larison motioned to adjourn at 9:47pm, Mr. Van Aken seconded, all in favor.

Respectfully submitted,
Carl Landon