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Town of Denning - Planning Board Meeting

January 15, 2008 (rescheduled from January 8 due to bad weather)

Planning Board Regular Meeting

Mr. Thayer spoke of energy innovations before the start of the meeting. A few things we should check into for the future.

The meeting of the Town of Denning Planning Board was called to order by Chairman Alden Thayer at 7:07 PM. Members present were Mr. Thayer, Mr. Brooks, Mr. Larison, Mr. Landon and Mr. Bobik. - Mr. Krickhan and Mr. Van Aken weren't able to attend. Ed Mues and Carol Ramsay were also attendance.

New Business (first): (before minutes)

Carol Ramsey submitted a map a few months ago having to do with the sale of some of her property to the DEP essentially dividing her property, and they lacked detail. Tonight she brought in maps in great detail for our approval. SBL 58-1-24 property owned by Carol Ramsay and being divided for sale to the DEP. (9 acres and 11 acres including road frontage on Yagerville Raod.) She is retaining her house with acreage on 394 Yagerville Road. This is a revisit of the same proposal that we tentatively approved a few months ago. Some of our concerns were access to the remainder of the property with some adequate measurable road frontage in case there is future development. There are a few right-a-ways designated on the maps that might be expanded in the future.

Mr. Brooks motions to approve this division and Mr Bobik seconded all in favor. Mr Thayer will sign the appropriate copies and Carol will file with the Ulster County Records Clerk and Mr. Thayer will send the appropriate copies to the Ulster County Planning Board.

Old Business:

Mr. Thayer read the minutes from the meeting of December 18th. Mr. Brooks motioned to accept the minutes, Mr. Bobik seconded, all in favor.

Something not included in the minutes of the last meeting was a motion to change the start time of the Planning Board regular meetings. Mr. Thayer motioned to change the meeting scheduled start time to 7 PM during Eastern Standard Time and 7:30 PM during Daylight Saving Time. Mr Larison seconded, all in favor. Mr. Thayer will let the Town Clerk know of the meeting schedule changes.

New Business: (continued)

Mr. Ed Mues brought forth a proposed property division of his property in Sundown asking for our preliminary approval before he proceeds. It is 5.86 Acres on Greenville Road and he would like to split it in half creating a new building lot for his son. He brought in his preliminary maps with the proposed division and as it falls below 6 acres, it would create one or more lot less than the currently required 3 acre rural zoning.

Mr. Mues told us that he had his survey reviewed by a professional and that they indicated to him, the existing survey was hand drawn and may be incorrectly stating the actual acreage. (could be more). He also indicated that he spoke with both of his neighbors and they were unwilling to adjust their lot line in Ed Mues favor. The property is relatively square and bordered by a brook and state property on one side and Greenville Road on the other. There are many houses along the road and adding one more building lot wouldn't have much of an impact on the Town (favorably additional tax revenue). There is considerable "elbow room" between neighbors.

It would be our recommendation that Mr. Mues have it surveyed to determine the exact acreage and other than that we don't see any other issues. A variance needs to be granted by the Zoning Board of Appeals and Mr. Thayer will write a letter to the ZBA stating we the Planning Board has reviewed this request and are in favor as this encourages the right type of development and that there is little to no impact on the town. Town Law section 267.b lay's out the involvement of the Planning Board and ZBA.

Mr. Larison motioned that we write a letter to the ZBA supporting this property division, Mr. Bobik seconded, all in favor. Mr. Thayer will write the letter and bring it in to the next months meeting for everyone's review.

Old Business: (continued)

Mr. Thayer spoke to Town Supervisor Bill Bruning about the Timber Harvest Revisions and spoke to us on its status. Still, at this time a requested DEC moratorium on making decisions on the passing or modifying the Timber Harvest Law revisions as it exist to date. By next months meeting Mr. Bruning should have something in writing to show us concerning this matter.

Mr. Landon brought up the Town Clerks concern about our required 4 hour training last season. We have fallen behind and need to fulfill our requirements. Mr. Bobik stated that Mr. Bruning can pass a resolution and wave last seasons requirements. Or we can make up with some online course. Mr. Bobik explained, we can all participate online at our regular scheduled meeting, take the test and complete the course.

Mr. Landon motioned that we take the course online at the regular planning board meetings (next two) to fulfill our required training for this year. Mr Thayer seconded, all in favor.

New Business: (continued)

Discussion on the planning boards use of SEQRA, Outdoor Woodboilers, and other energy saving devices including wind and solar. More research is needed to see if any of this applies to Town Ordinances. More discussion followed.

Mr. Landon suggested again that we need a mission statement for the year 2009.

Mr. Landon motioned to adjourn at 8:45 PM, Mr. Larison seconded, all in favor.

Next meeting is scheduled for February 12, 2009.

Respectfully submitted,
Carl Landon