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Town of Denning - Planning Board Meeting

April 9, 2009

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order by acting Chairman David Brooks at 7:40 PM. Members present were Mr. Brooks, Mr. Bobik, Mr. Van Aken, Mr. Landon, and Mrs. Mary Ackerley (replacing Mr. Krickhan). Mr. Thayer, Mr. Larison were unable to attend.

Councilman Mike Dean, and Mr. & Mrs. Totten were also in attendance.

Mr. Brooks was acting Chairman for tonight's meeting.

Mr. Brooks read the minutes from the March 12th meeting. Minor changes reference to "Dennis Doyle DEC" should read "Dennis Doyle Ulster County Planning". Mr. Van Aken motioned to accept the minutes with minor change and Mr. Landon seconded, All in favor.

New Business

Mr. Brooks introduced the Totten subdivision proposal of a minor subdivision. The Totten's brought all the necessary preliminary surveys and maps and "pictures" to the planning board review. The property location is 439 Greenville Road (SBL 58.2-2-5.2). Everything looked in order with plenty of room for creating a few 5 acre lots. Electric and access is well established with access in the back of the property as well as a new curb cut proposed off Greenville Road.

Discussion followed as to the requirements on the Totten's moving ahead with their property division. In referring to the new Land Use Referral Guide 2008 from Ulster County this doesn't need to be referred ahead of the Final Plat approval of our Planning Board. They require notice on subdivisions of 5 or more lots. The proposed subdivision meets all the requirements of a "minor subdivision" and we didn't see anything wrong with the ample documentation the Totten's brought to the planning board. This subdivision of the 20+ acre lot is to provide lots for his children.

Mr. Landon motioned to accept this preliminary plat subdivision proposal. Mr. Van Aken seconded, all in favor. We will schedule a public hearing for our June 11th planning board meeting and letters will be mailed to the neighboring residents. At this time he will have the documentation and finalized survey copies for the approval of the Final Subdivision Plat.

Much discussion followed on major and minor subdivisions current and future for our town realizing that changes are in the works.

Next order of business was a response to the letter sent to the zoning board of appeals on the variance granted to Mr. Mues on his proposed property division falling just under our current zoning requirement of 3 acre minimum.

Mr. Brooks read the letter from the Zoning Board of Appeals. SBL 58.2-2-14 split in two equal lots. The Zoning Board of Appeals tentatively approved without reservation however in accordance to town law will hold a public hearing on Monday June 8, 2009 and then turn over their final approval to the Planning Board for our June 11, meeting. Some discussion followed as to what we will expect from the Zoning Board of Appeals and our next step on approval of the property split.

A letter was read by Mr. Brooks from Mr. Thayer and should be attached to these minutes. The letter was read in reference to some comments made at the last Planning Board Meeting by the chairman Mr. Thayer. Also a letter from the Town Supervisor was read and should be attached to these minutes.

We welcomed Mary Ackerley to the Planning Board. She is replacing Paul Krickhan who resigned due to some family illness.

Mr. Bobik motioned to adjourn at 9:10PM, Mr. Brooks seconded, all in favor.

Next meeting is scheduled for May 14, 2009.

Respectfully submitted,
Carl Landon