



Chairman **Alden Thayer**
phone contact (845) 985-2411 Fax(845) 985-0188
internet access www.Denning.us
internet contact TownHall@Denning.us

Town of Denning
1567 Denning Road
PO Box 277
Claryville, NY 12725

Town of Denning - Planning Board Meeting

May 14, 2009

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order by Chairman Alden Thayer at 7:48 PM. Members present were Mr. Brooks, Mr. Bobik, Mr. Van Aken, and Mr. Landon. Mrs. Ackerley and Mr. Larison were unable to attend.

Councilman Mike Dean, Brenda Bynum and Anthony Siciliano were also in attendance.

Mr. Thayer read the minutes from the April 9th meeting. Minor changes reference to Alden Thayer being there should be removed. Mr. Brooks motioned to accept the minutes with minor change and Mr. Van Aken seconded, All in favor.

New Business

Brenda Bynum presented the Planning Board with a revised version of a previous submitted subdivision of their property on 20 Wildcat Mountain Road, SBL 50.1-2-37. Anthony Siciliano was there as the surveyor to answer any concerns. This proposal is a two lot 2.9 and 6.7 acre subdivision. This is similar to the last proposal but two lots instead of three. The access to both lots will be on Wildcat Mountain Road. There was a concern with the access being only 25 feet to the largest lot.

Discussion followed with reference to the lengthy access off Denning Road although the bank is a steep incline. Mr. Landon suggested that the access off Denning Road would be sufficient as there is over 1000 foot road frontage and the 50 foot right of way to the larger lot need not be a requirement. But then there is the steep incline so Mr. Van Aken suggested that the access be in the far North East corner of the property where there was room for a 50 foot access to the largest lot and temporary access across the existing driveway until the smaller lot changed owners. This was agreeable to all. However Mike Dean thought that we were creating an unnecessary narrow access off Wildcat Mountain Road. We decided that if there was ever another subdivision of the larger lot that access would be off Denning Road. This lot is in our hamlet district and could be divided into smaller lots in the future.

All other concerns were addressed in our previous review of the proposed subdivision a few months ago. So we approved the subdivision and accepted the surveys as preliminary plats with the changes suggested and will schedule a public hearing, when they will bring the final plats, for the next Planning Board meeting in June. Mr. Brooks motioned to accept the plats, Mr. Landon seconded, all in favor.

We discussed the resolution, opting out of the "Land Use Requirements" that we could, to the Ulster County Planning Board as we considered these local matters. Mr. Thayer read the Resolution and we continued discussion on just what was required to be referred to the Ulster County Planning Board. We had a motion and accepted the Resolution #1 of the Town of Denning Planning Board 2009, a copy should be attached.

Mr. Thayer motioned to accept Mr. Bobik seconded and we all signed the resolution (all that were present at the meeting).

Next we discussed the Totten subdivision proposal and Mr. Landon reported that according the primary planner at the Ulster County Planning Board, Mr. Liberwitz, there is a provision in our existing Zoning Law Section 4.2.1 that states it's allowed to have multiple principle residents on a single tax lot as long as all

requirements for all area bulk regulations for building were met. Part of this requirement is separate lot's for building. We all agreed.

Discussion followed on how to proceed with the Totten's proposed subdivision on 3 lots on his 20 acres without creating separate tax lots until such time that the lot's changed owners. Site plan review would also be required and final plats approved. We will notify the Totten's tomorrow. Mr. Landon motioned to give them permission to move ahead on their proposed subdivision, Mr Brooks seconded, all in favor.

Mr. Van Aken motioned to adjourn at 9:35PM, Mr. Brooks seconded, all in favor.

Next meeting is scheduled for June 11, 2009.

Respectfully submitted,
Carl Landon