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Town of Denning
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Town of Denning - Planning Board Meeting

June 11, 2009

Planning Board Public Hearing

The Public Hearing of the Town of Denning Planning Board started at 7:45 PM. Two lot property division of Jim Jener and Brenda Bynum at 16 Wildcat Mountain Road. SBL 50.1-2-37. No comments from the public. Anthony Siciliano (the surveyor) explained the two lot division. Each lot has an existing home. There is a 50 foot right of way for the larger lot and both will have the Wildcat Mountain Road access and addresses. In the future the larger lot can be divided as it is in the hamlet district. The existing main house will remain 16 Wildcat and the new lot will be 14 Wildcat Road. All concerns were addressed and we will approve the division during the regular meeting. The public hearing was closed.

Note: This was all discussed in depth at the last Regular Planning Board meeting in May of 2009.

Planning Board Regular Meeting

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

Councilman Mike Dean, George Elias, Brenda Bynum, Jim Jenner, and Anthony Siciliano, and James Brooks were also in attendance.

New Business

Mr. Thayer called for a motion to approve the proposed subdivision of Jim Jenner and Brenda Bynum. Mr. Bobik motioned and Mr. Van Aken seconded. All in favor.

James Brooks was in attendance for the approval of a logging permit on 314 Denning Road (incorrect address), on Jim Brady's property in Claryville s/b 1430 Denning Road SBL 50.1-1-42. It was deemed a notification only after long discussion. The logging law is not clear on property boarding state land if it a notification only logging job. No need for public hearing or special permit.

Old Business

Mr. Thayer read the minutes form the May 11th meeting. Minor changes corrected. Mr. Brooks motioned to accept the minutes with minor change and Mr. Bobik seconded, All in favor.

We discussed the filing of the resolution to opt out of some of the Land Use Referral Requirements with the County. It hasn't been filed as yet and we will address it again this month.

We discussed the property division of Ed Mues in Sundown off Greenville Road. The ZBA had already approved it after a public hearing (no one attended). The time for the County has expired so there is no contest and we approved the division.

New Business

Application for a site plan review for 1489 Denning Road from Denning Road Limited, architect Jeffery McKein, (the old Gelette house in Claryville). The site plan was submitted to us from the building inspector (new procedure). We were unable to determine if it was the old house revision or for a new house on a parcel that was divided from the existing lot. We approved this division last year May 2008. We determined by the SBL and the acreage (3.5a) that it is the new lot back by the river. We approved the site plan last year for a building lot in the hamlet district and this is the follow up on site. The SBL of this new lot and the address needs to be checked and corrected on the site plan review form. (SBL 50.1-1-8.200).

Mr. Brooks motions to approve the site plan with the SBL and address corrected on the application, and Mr. Van Aken seconds, all in favor except Mr. Landon questioned that we do not have the actual site plan and will request a copy for the next planning board meeting. Motion rescinded until then.

We reviewed a 70 acre lot that NYC is buying in Sundown. Trying to identify it wasn't clear but we figured it out on Yagerville Road coming from Yagerville. (actually it's Margaret Warrens old place) We discussed the buildings on the property and perhaps they will take them down or not buy the entire lot. It is noted that they will be removing the dilapidated house. Seems to be appropriate although it's not clear that the structures will be removed including the barn. We suggested clarity returning it to Mr. Bruning. The Town has 120 days to review and comment on the purchase according to the MOA.

Mr. Bobik motioned to adjourn at 9:15PM, Mr. Brooks seconded, all in favor.

Next meeting is scheduled for July 9, 2009.

Respectfully submitted,
Carl Landon