



Chairman **Alden Thayer**  
phone contact (845) 985-2411 Fax(845) 985-0188  
internet access [www.Denning.us](http://www.Denning.us)  
internet contact [TownHall@Denning.us](mailto:TownHall@Denning.us)

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

## Town of Denning - Planning Board Meeting

July 9, 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. Thayer, Mr. Brooks, Mr. Bobik, Mr. Van Aken, and Mr. Landon. Mrs. Ackerley.

Councilman Mike Dean, and YMCA Director Jerry Huncosky and Surveyor Anthony Siciliano were also in attendance.

Mr. Landon read the minutes from last months public hearing and regular meeting of June 11, 2009. Mike Dean suggested the 50 foot right away on the Jenner property subdivision should be 50 foot as part of the second larger lot. We all agreed, motion to accept the minutes Mr. Landon, Mr. Brooks seconded, All in favor.

### **New Business**

New business first as we hear from YMCA Director Jerry Huncosky.

He proposed that they were developing the property once owned by Gussy Sagendorfs (the field under the pavilion around Red Hill Road) into a Girl's Equestrian Camp. He brought in the site plan which shows all the development and gave a detailed explanation of the site and purpose. The camp (summer only) will be for 40 children in yurts and 24 horses in the warmer months in a newly constructed stable on site and 8 staff members. Including 40 by 100 foot barn for the horses and 24 by 24 foot bath for the campers. The old house will be used as a dinning facility after some engineering. Septic will have to be engineered as well.

Jerry answered all questions and concerns we had. One concern was the view shed from residents on the other facing mountainsides. The barn is appropriate and the concern was lighting and noise. Other concerns were traffic on the narrow roads and riding paths. He addressed all the concerns and we were satisfied. Building starting this summer and the Camp will be open next year.

Mr. Thayer called for a motion to tentatively approve the site plan for the Girl's Equestrian Camp upon approval of the septic system. All in favor.

Anthony Siciliano presented the Planning Board with the Kimble Parker lot line change similar to the lot line adjustment in 2006. SLB 50.2-2-18.210 and 50.2-2-11.100 and Woodie Cyr is increasing his lot. Woodie is getting another 2.11 acres from Kimble Parker. There was much discussion about the access to the new section on an old public road/right-of-way. After that was resolved then we approved by motion the Lot Line Adjustment and left it to the property owners to file.

### **Old Business**

We next revisited the waver for the Ulster County Planning Board Land Use Filing Requirements and it will be mailed shortly. It is dated back in May when originally approved.

Mr. Thayer presented the board with a training form to list all our training for the year as required by the state. Each has a copy now and must track their own training and then turn it in to the Town Clerk at the end of the year.

Mr. Brooks presented the Planning Board his research on the Hamlet District as defined in the past and copy of the resolutions from 1997. Stating the original intent was that this be the town Hamlets and Watershed Hamlet, one in the same. This should be turned over to the Town Board for their review. Mr. Brooks will follow through and let us know next month. Appropriate for the new zoning laws and good timing.

Mr. Brooks gave a brief presentation updating the Planning Board on the progress of the Zoning Committee Meetings.

We had a brief discussion on the Margaret Warrens property and some follow up is needed.

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

Next meeting is scheduled for August 13, 2009.

Respectfully submitted,  
Carl Landon