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Town of Denning - Planning Board Meeting

September 10, 2009

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order at 7:44p by Acting Chairman Mr. Brooks. Members present were Mr. Brooks, Mr. Bobik, Mrs. Ackerley, Mr. Landon, and Mr. Van Aken and a returning Paul Krickhahn. Mr. Thayer will be late. Councilmen Mike Dean is also in attendance.

Old Business

Mr. Landon read the minutes from last month's regular meeting of August 13, 2009. Mr. Bobik motioned to accept the minutes as read, Mrs. Ackerley seconded, all in favor.

Mr. Brooks acting as chairman discussed the Town Board Meeting and our Resolution #2 that we submitted concerning the Warren property. The Town Board responded in writing deciding not to take action due to the fact that the property will not have a habitable structure and that the property is already protected by 480 (the Fisher Act) and the town will not be losing, but gaining tax revenue after the NYC DEP purchase. Mr. Thayer was present now and read the letter from the Town Board. Lengthy discussion followed.

Mr. Thayer talked to the Zoning Board of Appeals concerning the Sheeley property site plan variance needed to rebuild their house with setbacks closer to the bordering properties. He said they hadn't heard from the property owners as yet. He said they are not planning to build until next spring.

Mr. Brooks gave the Planning Board a briefing on the new proposed Hamlet Districts as proposed by the Zoning Committee to update the Town Zoning Law. Discussion followed on how this affects the town. Also discussion on the new proposed Conservation District. Three districts proposed will be Hamlet, Rural, and Conservation.

New Business

Mr. Thayer read a letter from Central Hudson concerning the transmission easements and that the Planning Board needs to be aware of them prior to making discussions on site plan reviews, or subdivisions, etc... and refer anything questionable to Central Hudson's Special Services Division. Mr. Landon suggested that we give a copy to the Zoning Committee.

Mr. Thayer discussed the Training requirements and that we once again missed the Training Seession that is going on while we are having a meeting. Hopefully we will have another opportunity.

Old Business (continued)

Mr. Brooks talked to Mr. Totten about his property division and he referred them to Mr. Ed Mues. Mr. Totten said Mr. Mues will let his variance be grandfathered and not do anything at this time. Mr. Totten asked if he could do the same with his property. Discussion followed about non conforming deeds. Mr Thayer will talk to both of them this coming month.

Mr. Landon noted that the Manufactured Home Park Law is not in our current Zoning Law. Mr. Brooks said that is an amendment and given out separately. There is some confusion and not everyone that looks at the Town Zoning Law gets a copy of the amendments. Also, discussion about the Timber Harvest and why it wasn't done as an amendment. Mr. Brooks said that it will be consolidated into the New Zoning Law.

Discussion about the repealing of the Timber Harvest Law's passed over the recent years, and the public hearing held by the Town Board.

We discussed the YMCA's development of the Horse Barn and Riding Stable on Red Hill. It will be moved and not build on the property noted in the site plan. Unofficially, now at the top of New Hill Road, although we haven't heard exactly where as yet.

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

Next meeting is scheduled for October 8, 2009.

Respectfully submitted,
Carl Landon

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