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Town of Denning - Planning Board Meeting

January 14, 2010

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order at 7:00pm by Chairman Alden Thayer. Members present were Mr. Thayer, Mr. Landon, Mr. Krickhahn, Mr. Van Aken, and Mrs. Ackerley. Absent were Mr. Hlinican and Mr. Bobik.

Also in attendance were the O'Dell's, Councilman David Brooks, Councilman Mike Dean, and Tony Sicillano who came a little later.

Mr. Thayer noted that the minutes from last month's regular meeting were not ready and will be read next month. Mr. Thayer then read the resignation letter of David Brooks a long time member of the Planning Board who was elected as Councilman to start serving this month. Mr. Thayer extends his thanks to Mr. Brooks for great service while on the Planning Board.

New/Old Business

Mr. Thayer stated that we received from Ulster County the final approval of the lot line adjustment we approved a few months ago in the hamlet district extending Larry Coles property 1.06 additional acres into the old sawmill property. Lot line adjustment between Christina Leas and Larry Cole. The SBL's are 50.1-1-45.1 (2.08 acres) giving part (1.06 acres to the Cole's) 50.1-1-10.

Mr. Thayer brought us up to speed on the O'Dell property division proposed a few months ago in November and referred to the Zoning Board of Appeals. As per Mr. Landon (who attended the Zoning Board of Appeals meeting) he stated that they denied the request and did not give them a variance. Discussion followed with Mr. O'Dell on where to proceed from here. Mr. O'Dell stated that they were going to proceed with the division by including some of the property across the road. Originally they were looking to only divide off .7 acres on one side of the road. Now they will include additional property totaling at least one acre as required for lot size in the hamlet district.

Tony Sicillano asked if a public hearing was required to proceed with the property division. As it was divided since 1976 then it would have to be treated as a subdivision requiring a public hearing. We discovered that it is questionable and more research is needed but would be good to schedule a hearing ahead just in case. Mr. Thayer will schedule a Public Hearing at our next months meeting.

We looked over the survey map provided by the surveyor Tony Sicillano and had lengthy discussion of our concerns. After making some adjustments and ensuring that the neighbor has unencumbered access to his spring and there is adequate access and frontage from the town road, Denning Road, we granted a preliminary approval pending a corrected survey maps to be filed. The second lot will be greater than 5 acres. We kept a copy of tonight's preliminary sketch plan for our records.

The point of this subdivision is to sell the property at least one acre, with the house, in the hamlet and keep the larger lot for a future building site. We requested to see the driveway and approximate future building area on the larger lot and text stating the spring access by the neighboring property at the next months meeting.

Mr. Landon motioned to accept the work done tonight as a preliminary sketch plan and new maps and surveys to follow next meeting, also to schedule a public hearing. Mrs. Ackerley seconded, All in favor.

Old/New Business

Mike Dean reported on the logging operation on Spencer Rd. and said that they never contacted the owner before starting the logging job as required by the planning board when they were granted permission to proceed without a special permit as stated in our current Town Zoning Law. He also stated that they shouldn't use the bridge until they put a temporary structure on top as it could collapse under the weight of the loaded logging trucks. Mr. Thayer stated that this might be something for the Code Enforcement Officer to look into.

Mike Dean suggests that the Planning Board at least write them a letter and let them (the loggers, Rich Ducher) know our current concerns. He also stated that the Highway Superintendent does not think the bridge will hold. Mike Dean stated that the Town Board does not want them to use the bridge without putting a temporary bridge over the top, and that the Highway Superintendent was not informed and the planning board was not informed before they started as we requested to make sure that the property and paperwork was in order. Mr. Thayer will write a letter.

Mr. Krickhahn motioned to adjourn at 8:00PM, Mr. Van Aken seconded, all in favor.

Next meeting is scheduled for February 11, 2010. (Public Hearing at the beginning of next meeting)

Respectfully submitted,
Carl Landon

