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Town of Denning - Planning Board Meeting

May 13, 2010

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was not called to order at 7:00 PM by Chairman Alden Thayer due to being late. Members present were Mr. Krickhahn, Mr. Landon, and Mr. Hlinican. Absent were Mrs. Ackerley, Mr. Van Aken, and Mr. Bobik. Attendance in the audience were Vicky Williams, Tom Hosaffel from Frost Valley YMCA and Councilman Mike Dean.

Before calling the meeting to order Mr. Thayer announced that he is resigning after this meeting. Sort of, in a rant, but he will submit a letter to the Town Board later in the month.

Mr. Thayer called the meeting to order at 7:35 PM.

New Business

Before the meeting we had a preliminary view of the new subdivision of the Old Dinch (Marsh) property. Now that the meeting has officially started we continued the discussion. Frost Valley YMCA presented to the Planning Board a proposed subdivision of 4 lots and gave us copies of survey for SBL 50.2-2-1.

The proposal is to divide up the 158 acres into 4 lots between 48 and 24 acres. We discussed the access from Dinch Road, being seasonal. The access is also on an old traveled way through other property where an official right-of-way 50 foot in width needs to be established. They will contact the property owners as needed before submitting an official subdivision survey. We also discussed the road conditions on the existing drive and weather it needed to be repaired or improved.

Mr. Hlinican thinks that they need to have an improved road before dividing. We need to research the existing zoning as Mr. Landon thinks only establishing a right of way to the Town Road is required where a private drive/road can be placed at a later date.

We discussed the existing spring by the old house (which was demolished) and Mr. Hlinican thought it would be a good idea if they put a pond in the middle of the 4 lots being fed by the spring for access by the fire company. They said they would consider a larger pond to service the 4 lots.

Two of the lots have road frontage along Dinch Road where access can be granted. The back lots border the State Land up on Red Hill.

Next meeting they will bring in a more formal plan for the subdivision.

Second new item from the Frost Valley YMCA. They brought in the plans for a newly proposed Riding Stable and Summer Equestrian Camp for Girls on the Straus Property on Straus Lane SBL 43-1-8, consisting of 5 Yurts, 50 girls total plus counselors, 3 riding arena's, a horse barn, and a bath house. They provided a detailed survey for our reviewed.

Frost Valley has spoken to all the appropriate agencies for storm water and septic improvements as required. This is the same proposal from a few months ago, only a new location. Previously we approved it on the Old Sagendorf's property on Red Hill.

We discussed any new lighting and road setbacks, and driveway access. We talked about proposed trek's around surrounding areas. Vicky is the senior program director and discussed their plans.

We discussed any impact of traffic on our roads and see no measurable change, also any impact on the neighbor's. They will not have any new bus traffic on Denning Road as the participants will be brought in by Frost Valley vans. Everything looks okay and we approved, as presented the proposed site plan and land use. They left us with a copy for our records. We have to assign the Barn a 911 address number on Straus Lane.

Old Business

Mr. Thayer read the minutes from last month's regular meeting. Motion to accept the minutes as read by Mr Landon and Mr. Krickhahn seconded, all in favor.

Mr. Thayer, Mrs. Ackerley, and Mr. Bobik went to the Seminar last month at UCCC as part of their required training by NYS.

Lengthy discussion followed reading the mail. Storm water regulations, wind generation, land use, flood plains, etc...

Mr. Thayer said his farewell's. Mr. Landon will assume the roll of Planning Board Chairman upon official decision of the Town Board.

Mr. Thayer motioned to adjourn at 8:50 PM, and Mr. Krickhahn seconded, all in favor. Next meeting is scheduled for June 10, 2010.

Respectfully submitted,
Carl Landon