



Chairman **Carl Landon**
phone contact (845) 985-2411 Fax (845) 985-0188
internet access www.Denning.us
internet contact TownHall@Denning.us

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

Town of Denning - Planning Board Meeting

July 8, 2010

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order at 7:15 PM by Chairman Carl Landon. Members present were Mr. Bobik, Mr. Van Aken, Mr. Krickhahn, Mrs. Ackerley, and Mr. Landon. Arriving later was Mr. Hlinican.

Also in attendance was Jonathan Follender, and Councilman David Brooks and Mike Dean.

New Business

Jonathan Follender presented the Planning Board with a proposed carport he would like to construct and after talking to Karl Von Hassel the building inspector who was concerned with the proximity to the road, he thought he would get the okay from our board before proceeding.

We looked over the pictures and information he presented, Then after some lengthy discussion decided that we didn't see any problems concerning town zoning. His plan fits with the surrounding building and adjoining properties. This plan does not include any future planned lower garage. We thanked him and gave him our okay. Mr. Van Aken motioned to accept the plan as presented and Mr. Krickhahn seconded, all in favor.

Mr. Landon asked Mr. Brooks to give us some information and explanations concerning the upcoming meeting and public hearing this weekend on the Extended Land Acquisition Program by the DEP. It is actually a Environmental Impact Statement hearing to get public input for a permit from the DEC for the DEP to extend and continue the MOA until 2022.

Mr. Brooks gave us explanations and answered our many questions. We each have a copy of the LAP and some of us will attend the meeting on Saturday. We looked over current maps of the DEP purchases so far.

Mr. Hlinican arrived and joined the discussion.

We discussed the inaccurate and somewhat outdated information used in their proposed ELAP. Many questions remain unresolved. Here are a few:

- It is not clear if this is an extension of the MOA and/or an additional proposed purchase over and above the lands already proposed to be purchased. Example: They proposed to purchase 80% of priority 1 area. Will this ELAP purchase more than 80% or is it included in the original agreement. Being from this point forward if they only have purchased 20% will the proposed 5000 acres be included but not exceeding the 80% threshold set in 1997?
- We were wondering if the Town Board will rescind the resolution allowing the DEP to purchase small parcels. This causes a patch work of properties especially in our desired future development areas in our town. More discussion followed.
- We discussed the future of our zoning and new districts including the Conservation District where the development will be somewhat restricted. In the Comprehensive Plan, which the DEP quoted in their proposal and use for determining their potential impact on our future development, was intended for a reference only and is currently being refined by our new revised zoning proposal. If the DEP would use this new document as a reference then they would come to a somewhat

different conclusion on their impact on the future of our town. Perhaps someone can coordinate a meeting with the DEP to convey this new information (revised zoning proposal).

- Mr. Hlinican asked if our town attorney would be present at the public hearing this weekend to advise the town on the future impact of their extended land acquisition program. Mr. Landon suggested that It is just a public hearing to gather input from the affected citizens and it would be up to the Town Board to decide if a lawyer was needed.
- The town should be a member of the collision of towns and we wonder what their opinion is on this extended land acquisition program.

More discussion followed and Mr. Brooks tried his best to explain the MOA original agreement and the proposed Land Acquisition Program. We referred to our zoning maps and the maps provided by the DEP on property already purchased. One of the top concerns is there won't be much of a town left after their purchases. Only 4% of our town to live...

Mr. Hlinican again suggested we call a lawyer to stop the DEP from purchasing any more land until we have time to review the new proposed land acquisition program. Mr. Landon again said it is not the Planning Board function to instruct lawyers to represent the town as this is up to the Town Board.

More lengthy discussion followed.

Mr. Landon suggested that we go around the table and each pick our most pressing concern then write a letter to the Town Board expressing these concerns. We did and jotted down some notes. Mr. Landon said he would write a letter from the Planning Board to the Town Board and give it to them by their next meeting.

We thanked M. Brooks for his assistance answering questions and information on the MOA.

Mr. Van Aken motioned to adjourn at 9:20pm, Mr. Krickhahn seconded, all in favor.
Next meeting to be held on August 12, 2010.

Respectfully submitted,
Carl Landon