



## Office of the Planning Board

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### Town of Denning – Planning Board Meeting July 14, 2011

Members of the Planning Board present were Chairman Carl Landon, Mr. Greg Vurckio, Mr. Paul Krickhahn, Mr. Steve Bobik, Mr. Joseph Sibiga, and Mrs. Jennie Snyder, and one member absent, Mr. Billy Van Aken.

Members of the public present were Mr. Mike Dean, Mrs. Elaine Beck, Mr. Kevin Smith, Mr. Tom Matthews, Mr. Jim Brady, and Mrs. Joy Ann Monforte.

Meeting called to order at 7:04 pm. by Chairman Landon. He states that since there is a public audience tonight the board would begin the meeting with the continued business of the Blue Hill Lodge; and read the previous minutes later in tonight's meeting. He then introduced Mr. Matthews representing the Blue Hill Lodge, and invited the audience to look at the site plan maps. Mr. Landon and Mr. Matthews discussed septic and leach field locations on the site plan map and the possibility of one bathroom for the barn. Mr. Landon inquired as to whether the county approved it. Mr. Matthews responded yes, that Kelly Hamlin was there. Discussion followed on lot lines and combining parcels. As well as further discussions pertaining to: well, gas, electric, lighting, septic, laundry station, parking area, location of proposed road if subdivided, survey notes, picnic tables, and the removal of telephone poles.

Mr. Landon discussed a previous conversation he personally had with owner Frank Nicoletti concerning any plans that he had for the property. Mr. Landon asked Mr. Nicoletti to inform the community of any future plans well in advance to a public hearing; as anything further will need a public hearing. Discussion followed on the history of the Blue Hill Lodge. As well as further discussions on the art museum, catering hall, kitchen, parking, gift / liquor shop, and motel.

Mr. Landon requested that since there is a neighbor close to the boundary line that Mr. Nicoletti put up a privacy screen. He suggested that he use spruce trees since they grow quickly and have nice coverage. Mr. Nicoletti told Mr. Landon in a previous conversation that there would be some sort of screening because he didn't want to see the neighbor's house. Mr. Smith expressed concerns that the catering hall would bring in a lot of traffic every weekend, once it became advertised in New York City. Discussion followed on traffic, bathrooms, septic and fencing.

Mr. Smith expressed further concerns about decreasing property values for the surrounding neighbors.

Mr. Landon asked for a motion to accept the site plan. Mrs. Jennie Snyder made a motion to accept it. Motion carried with a roll call vote. All in favor. The Planning Board signed the site plan maps. Discussion followed.

Mr. Landon asked as the town historian, if they could please take photographs of moving the house and barn as part of the town's history. Discussion followed.

## **New Business**

Lot line adjustment for Mr. and Mrs. Monforte's property. Mrs. Joy Ann Monforte brought maps and an aerial picture of the property to show the board. Mrs. Monforte and the board discussed locations on the map and size of the lot line adjustment. The boundary line adjustment is for adding Woodfield Road LLC. SBL 43.3-4-10 to the Monforte's parcel SBL 43.3-4-11. Motion to accept boundary line adjustment by Paul Krickhahn. Motion carried by a roll call vote. All in favor. The Board signed the maps. Mrs. Monforte thanked the Planning Board.

- ✧ The computer read minutes from last month's special meeting of June 28th. Mr. Landon noticed a error where he mistakenly said at last month's meeting 145 days he meant to say 45 days. Mrs. Jennie Snyder noted that the minutes read Blue Hills Lodge and that it should be Blue Hill Lodge. Motion to accept minutes with corrections made by Mr. Joseph Sibiga seconded by Mrs. Jennie Snyder. All in favor.
- ✧ Computer read the minutes from the May 12th regular meeting. Motion to accept minutes as read by Mr. Steve Bobik seconded by Mr. Greg Vurckio. All in favor. Mrs. Jennie Snyder noted that June's minutes were not ready yet.

Mr. Landon discussed agenda for next month's meeting as well as a letter asking for a resignation from Planning Board member Mr. Billy Van Aken. Mr. Landon thanked the board members for coming.

Motion to adjourn at 8:41 pm. by Mr. Paul Krickhahn seconded by Mr. Greg Vurckio.

Next meeting is scheduled for August 11, 2011 at 7:00 pm.

Respectfully submitted by,

Tammy Beck  
Planning Board Secretary