



Office of the Planning Board

Chairman **Carl Landon**
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Town of Denning
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Town of Denning – Planning Board Meeting

December 8, 2011

Members of the Planning Board present were: Chairman Carl Landon, Mr. Steve Bobik, Mr. Joseph Sibiga, Miss Melissa Pauls, Mrs. Jennie Snyder, Mr. Greg Vurckio, and Mr. Paul Krickhahn.

Members of the public present were: Mrs. Joy Ann Monforte, Mr. Mike Dean, Mr. Kevin Smith, Mr. Lester Milk, Mr. Tom Matthews, Mr. Steven Bobik Jr., and Mr. Brandon Bobik.

Meeting called to order at 7:05 pm. by Chairman Landon. He stated that since Mr. Matthews was in the audience tonight wanting to revise a site plan, that the board would begin the meeting with the continued business of the Blue Hill Lodge. Mr. Landon stated that it was brought to the Planning Board's attention that the Blue Hill Lodge had applied for a building permit for a covered patio that was not on their submitted site plan and thus had not been approved by the board. Mr. Matthews' presence was requested by the Planning Board, so they could formally approve the modified site plan as per the zoning law. The board and Mr. Matthews reviewed and discussed the modified site plan. Mr. Matthews stated that the patio was already covered. Motion to accept the modified site plan by Mrs. Jennie Snyder and seconded by Miss Melisa Pauls. All in favor.

Mrs. Monforte inquired about the purpose of the barn and patio. Mr. Matthews responded that the barn would be an art center as always planned and that the patio would be for showing art work.

Mr. Smith inquired about additional signs and lighting. Mr. Landon responded that there was already a lamp post and further lighting would be in the ceiling of the patio, but no spot lights. Mr. Matthews added that the board had already approved 3 additional lamp posts for that area.

Mrs. Monforte inquired about parking spaces for the barn. Mr. Landon responded that they had already designated parking spaces for the barn and house on the site plan. Discussion followed on parking spaces.

Mr. Landon informed Mr. Matthews that according to the current zoning law any further modifications to the site plan would require notification to the Planning Board. He also stated that the new zoning law will clarify this more accurately. The Chairman explained that the Planning Board needs to have the site plans up to date.

Mr. Landon inquired about modifications to the signs. Mr. Matthews replied that they are looking into replacing the current sign with a new and different one in the exact same place.

Mr. Landon asked if he received a copy of the zoning law. Mr. Matthews replied yes, and that he had given it to the "sign guy" who will be in complete compliance with it. He will get drawings of the sign and then bring it in for the Planning Board to review. Mr. Matthews stated that the sign company is Alees Signs located in Ferndale. Mr. Matthews stated that the sign will be back lighted. Discussion followed on size and lighting of the sign.

Mr. Smith expressed concerns regarding future plans of the Blue Hill Lodge including plans of a micro brewery. Mr. Matthews refused to elaborate on any future plans and stated that anything that would include building a new structure would be brought before the board.

Mrs. Monforte inquired whether the sign would have an electronic light up design. Mr. Matthews responded that the sign will not flash, but will have LED florescent lighting from the inside.

The Planning Board signed the site plan map. Mr. Landon thanked Mr. Matthews for coming.

Mr. Landon asked the public if they had any questions. Mr. Milk inquired if the Blue Hill Lodge were to put in any kind of building, not just a micro brewery, would there be any public forum and hearing first. Mr. Smith added his concerns that the Blue Hill Lodge might make their future intentions know at the last minute; not giving the residents of the town sufficient time to express their feelings towards such plans. Mr. Landon stated that there is a way to address that. Because the new zoning law hasn't been approved yet, the public could suggest changes before the Town Board votes to approve it. The Chairman reassured the public that the board is drafting a letter to Mr. Nicoletti; to inform him that any future plans of the Blue Hill Lodge would require advance notice. He also added that the Planning Board would have at least a couple of months to plan a public hearing. Discussion followed.

November's minutes were read by the computer. Motion to accept minutes as read by the computer by Mr. Paul Krickhahn seconded Mr. Greg Vurckio. All in favor.

Mr. Landon commented that he still hasn't received addresses for the SBL numbers that will be logged for the Frost Valley YMCA; or who will be doing the logging for them. Mrs. Snyder replied that the YMCA has not received bids yet on the logging, so it is still pending. Mr. Landon requested that Mrs. Snyder remind her husband about the addresses. Mr. Landon also commented that the YMCA is replacing Pigeon Lodge, because it was damaged from the storm. He went on to state that he assumes that the YMCA will be coming before the board for a site plan review. He suggested that the board send the Frost Valley YMCA a letter stating that they would need to submit a site plan. He asked for a volunteer to write it and Miss Pauls volunteered.

Mr. Landon thanked Miss Pauls for the letter that she wrote to the Blue Hill Lodge.

Correspondence

Received from the DEP on a forestry management plan.

The board reviewed and discussed the answers to the 4 hour Planning Board training course based on the new zoning law.

Mr. Landon thanked the board members for coming to tonight's meeting. Motion to adjourn at 8:43 pm. by Mr. Joe Sibiga seconded by Mr. Greg Vurckio. All in favor.

Next meeting is scheduled for January 12, 2011 at 7:00 pm.

Respectfully submitted by,
Tammy Beck
Planning Board Secretary