



Office of the Planning Board

Chairman **Carl Landon**
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Town of Denning
1567 Denning Road
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Town of Denning – Planning Board Meeting

January 12, 2012

Members of the Planning Board present were: Chairman Carl Landon, Mr. Joseph Sibiga, Mrs. Jennie Snyder, Mr. Greg Vurckio, and Miss Melissa Pauls who used Skype from Thailand. Two members were absent: Mr. Steve Bobik, and Mr. Paul Krickhahn.

Members of the public present were: Mr. Mike Dean, Mr. Jerry Huncosky, and Mrs. Colette Bisso.

Meeting called to order at 7:07 pm. by Chairman Landon.

New Business

The Chairman stated that the Board would begin the meeting with Mr. Jerry Huncosky that presented a site plan review for the Frost Valley YMCA. The site plan is for replacing Pigeon Lodge which was lost during Hurricane Irene. Mr. Huncosky stated that construction of the lodge was already underway and apologized to the Board for not presenting them with a site plan before work started. He thought they only needed approval from the DEP for the septic. Since they were replacing their previously existing lodge, that a new site plan was not needed. He went on to explain that the new lodge will be using the old septic system which had already been approved by the DEP. The changes to the lodge will be its location, slight increase to the square footage, covered patio, building shape and name change to Leadership Lodge. Discussion on site plan map, stream, bridges, and solar energy followed. Motion to accept site plan maps as proposed, by Mr. Joe Sibiga seconded by Mr. Greg Vurckio. All in favor.

Roll Call Vote:

Chairman Landon AYE
Mr. Greg Vurckio AYE
Mrs. Jennie Snyder AYE
Mr. Joe Sibiga AYE
Miss Melissa Pauls ABSTAINED
Mr. Steve Bobik ABSENT
Mr. Paul Krickhahn ABSENT

Motion carried with a 4 to 0 vote with 1 abstaining because she is a YMCA employee.

The Planning Board signed the site plan maps. Mr. Landon thanked Mr. Huncosky for coming. Discussion followed.

Mr. Landon introduced Mrs. Colette Bisso that came to the Board meeting with a subdivision proposal. Mrs. Bisso presented the Board with the subdivision maps and discussed the history of the property. She explained that she came before the Planning Board in 1982 to subdivide the property. The Board did not approve of the property shape and asked that the property have perpendicular lines. She complied with the Planning Board and had the property resurveyed to have perpendicular lines. Discussion followed on the property, previous Planning Board members, property sold to the DEP, Zoning, possible subdivisions and possible sale of acreage to Mr. Dennis Deyo. Mr. Landon explained her options for the property if the new Zoning Laws are accepted including lot line adjustment and that the property lines are not required to be perpendicular. Mr. Landon addressed the fact that on the tax map her property is listed as being Red Hill Knolls Road it is actually Red Hill Road and needs to be changed for the 911 addresses. He advised her to talk to the Town Clerk Concerning the address change. General discussion followed.

December's minutes were read by the computer. Reading of the minutes were paused to discuss public comments at last month's meeting. Mrs. Snyder commented concerning proprieties on future Planning Board meetings. Mr. Landon decided that while he is Chairing meetings he would be "laid-back" concerning public comments unless one of the Board members objected. He also stated that if there is a substitute Chair that they could run the meeting at their own discretion. Mr. Landon commented that the Town Board accepted the Planning Board's training. Discussion followed. Motion to accept December's minutes by Mr. Joe Sibiga seconded by Mrs. Jennie Snyder.

Mr. Landon thanked the board members for coming to tonight's meeting. Motion to adjourn at 9:10 pm. by Mr. Greg Vurckio seconded by Mrs. Jennie Snyder. All in favor.

Next meeting is scheduled for February 9, 2012 at 7:00 pm.

Respectfully submitted by,
Tammy Beck
Planning Board Secretary