



Office of the Planning Board

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Town of Denning
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Town of Denning – Planning Board Meeting

February 9, 2012

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

Members of the public present were: Mr. Mike Dean, Ms. Carol Ramsay, and Mrs. Elaine Beck.

The Board members and public congratulated Mrs. Jennie Snyder on the birth of her adorable new son, Lincoln.

Meeting called to order at 7:13 pm. by Chairman Landon.

New Business

The Chairman stated that the Board would begin the meeting, with Ms. Ramsay's preliminary sketch plan approval of planned subdivision and sale to the DEP for SBL 58.-1-24.100. Ms. Ramsay presented the Board with maps and photos of the property. The Board discussed maps and photos.

Mr. Landon explained her options regarding the property in view of the current and future zoning laws. He stated that with the current zoning law she would need to retain a minimum of 3 acres, but 3.1 acres would allow a safe guard against any survey errors. He also stated that keeping 5 acres would be preferable, since that is what the new zoning law will require and will increase her market value. Ms. Ramsay gave the Board her maps, and Mr. Landon made copies of her property maps for her use. Mr. Landon commented that it would be in her best interest not to give any right of ways to the buyer as they have plenty of road frontage in the surrounding properties.

Mr. Landon mentioned that the next course of action will be for her to present the Board with the new survey maps, they will be called the preliminary plat. She will need 2 copies of the preliminary plat. Then there will be a public hearing scheduled.

He went on to explain that if there is no opposition at the public hearing, she will need 5 copies of the survey and 1 vellum copy. After it is approved it would then need to be filed with the Ulster County Clerk. He also stated that any application of this subdivision will be under current zoning as this will be the start date. Discussion followed on location of electric lines, natural spring and driveway.

Motion to accept preliminary sketch plan by Mr. Steve Bobik seconded by Mr. Joseph Sibiga. All in favor.

Roll Call Vote:

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

Motion carried with a 4 to 0 vote. The Chairman signed the preliminary sketch plan. Ms. Ramsay thanked the Board for their time and the Chairman thanked her for coming.

The Board discussed next month's meeting that will include Mrs. Colette Bisso's subdivision plans. Mr. Landon stated that he has been in contact with Mrs. Bisso and has her permission for Board members to walk the property and view the stakes she put up.

January's minutes were read by the computer. Motion to accept January's minutes by Mr. Joe Sibiga seconded by Mr. Steve Bobik. All in favor.

The Board went over correspondence received including new maps, copy of new zoning law, and a letter from the DEP regarding planned purchase of new subdivision of Mr. Kimball Parker's property. Mr. Landon mentioned that he and Councilman David Brooks are planning to review the new zoning law together. The Planning Board will also be giving their input and recommendations on the new zoning law, before presenting it before the Town Board for their approval.

Mr. Landon discussed the need for making a database of properties sold to the DEP as well as previous owners, this would include SBL numbers and street addresses. An in depth discussion followed on Mr. Parker's planned subdivision. It was decided that the Board would send Mr. Parker a letter stating that he will be required to appear before the Planning Board for proposed subdivision.

Mr. Landon thanked the board members for coming to tonight's meeting. Motion to adjourn at 9:33 pm. by Mr. Greg Vurckio seconded by Mr. Steve Bobik. All in favor.

Next meeting is scheduled for March 8, 2012 at 7:00 pm.

Respectfully submitted by,
Tammy Beck
Planning Board Secretary