



Office of the Planning Board

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Town of Denning
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Town of Denning – Planning Board Meeting

May 10, 2012

Members of the Planning Board present were: Chairman Carl Landon, Mr. Joseph Sibiga, Mr. Greg Vurckio, and Mr. Dennis Deyo. Members absent were: Mrs. Jennie Snyder and Mr. Steve Bobik.

Members of the public present were: Mrs. Elaine Beck and Mrs. Vicky Williams

Minutes from April's Public Hearing were read by the Board prior to meeting. Meeting called to order at 7:19 pm. by Chairman Landon. The Board read and signed letters of appreciation to former Planning Board members, Mr. Paul Krickhahn and Miss Melissa Pauls.

New Business

Mrs. Vicky Williams representing the YMCA, presented the Board with a site plan map for SBL number 33.-1-31. She explained that the plan is to put in 2 project sheds for woodworking and pottery classes. Mr. Landon inquired if they would be have a kiln and power tools. Mrs. Williams replied yes, that they would have a kiln, but most of the tools for woodworking would be hand tools. Mrs. Williams stated that the buildings would be 24 x 24 feet, and would have garage overhead doors.

The Board and Mrs. Williams discussed the site plan map. Mrs. Williams stated that the plan is to eventually have 6 like buildings on that parcel of property. She stated that there won't be any plumbing in the buildings, but they will have a hydrant near by if any water is needed. Mrs. Williams discussed the history of the property. Mr. Landon inquired about roads and emergency access leading to the buildings. Mrs. Williams responded that the road might eventually be graveled, but will only be accessible by an ATV. She explained that the YMCA has an ATV with a sled that their EMT could use in case of an emergency. Mr. Landon requested that she mark the trail and proposed road on the site plan map.

The Board discussed the necessity of a road that a fire truck as well as a ambulance could utilize in case of an emergency. Mr. Landon inquired if there would be electric and restrooms in the buildings. Mrs. Williams stated that there will be electric service, but no restrooms as there are near by buildings with restrooms available. Mr. Landon inquired about the architectural style of the buildings. Mrs. Williams stated that the buildings will be basic program sheds with individual themes.

Mr. Landon inquired if the buildings would be used in the winter. Mrs. Williams replied that the buildings would be used all year. Mr. Sibiga inquired if the buildings would be heated. Mrs. Williams replied that the walls will be insulated and they are contemplating radiant heat for the

buildings. Mr. Sibiga inquired if the floors would be concrete. Mrs. Williams stated that the floors for the buildings will be concrete. Mr. Sibiga remarked that the road should be big enough for emergency vehicles since a concrete truck will be needed. Mr. Landon stated that the parcel is 5 acres and that the land use code is 581.

Mr. Sibiga stated that land use code 581 is for camps used by groups of children and / or adults. The Board looked into zoning restrictions and found that the parcel may be used for educational purposes. Discussion followed on roads and lighting for pathways. Mr. Landon requested that Mrs. Williams mark the site plan map with the tentative road and buildings. Mr. Landon stated that by penciling in the tentative building sites it would ensure that the proposed project are under current zoning.

Mr. Landon asked the Board for their input on the site plan. The Board agreed that it looked satisfactory. The Chairman signed the site plan map and made a copy for the Board's file. The Chairman requested that Mrs. Williams make a full size copy of the site plan map for the Town's records. Mr. Landon thanked Mrs. Williams for coming. Motion to accept the YMCA's site plan for SBL number 33.-1-31 by Mr. Dennis Deyo seconded by Mr. Joe Sibiga.

Roll Call Vote:

Chairman Landon AYE
Mr. Greg Vurckio AYE
Mr. Joe Sibiga AYE
Mr. Dennis Deyo AYE
Mrs. Jennie Snyder ABSENT
Mr. Steve Bobik ABSENT
Vote carried with a 4 to 0 vote. All in favor.

The Board and the public discussed the Town Board's decision to close the property to public use regarding Mr. Parker's subdivision and sale to the DEP.

The Board discussed next month's meeting as well as sending a representative from the Planning Board to attend the Ulster County Planning Board meetings. Discussion followed on filling the Planning Board's vacant seat.

Motion to accept minutes from April's Public Hearing by Mr. Joe Sibiga seconded by Mr. Dennis Deyo. All in favor.

April's minutes were read by the computer. Motion to accept April's minutes by Mr. Greg Vurckio seconded by Mr. Dennis Deyo. All in favor.

The Board discussed a waiver for time extensions on subdivisions due to hardship cases. Motion not to accept time limit waivers for subdivisions of properties by Mr. Greg Vurckio seconded by Mr. Joe Sibiga.

Roll Call Vote:

Chairman Landon NAY
Mr. Greg Vurckio AYE

Mr. Joe Sibiga AYE
Mr. Dennis Deyo AYE
Mrs. Jennie Snyder ABSENT
Mr. Steve Bobik ABSENT
Vote carried with a 3 to 1 vote.

Mr. Landon thanked the Board members for coming to tonight's meeting. Motion to adjourn at 8:25 pm. by Mr. Greg Vurckio seconded by Mr. Dennis Deyo . All in favor.

Next meeting is scheduled for June 14, 2012 at 7:00 pm.

Respectfully submitted by,
Tammy Beck
Planning Board Secretary