



Office of the Planning Board

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Town of Denning
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Town of Denning – Planning Board Meeting

August 9, 2012

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

Public present: 16 members of the public were present including Councilman Mike Dean

The Board discussed before the meeting the site plan review for SBL # 58.2-2-8 and reviewed photos of the property taken by a representative of the Planning Board. Discussion followed on the meeting's agenda.

Meeting called to order at 7:06 pm. by Chairman Landon.

New Business

Mr. Micheal Bull approached the Board to combine his two adjacent parcels SBL numbers 43.3-2-19 and 43.3-2-20. Mr. Bull presented the Board with a septic plan map. Chairman Landon explained to Mr. Bull the process of combining parcels and that he would need to file it with the Ulster County Clerk's Office. Once the two parcels are combined with the change of zoning he will not be able to split them again, as the new zoning will have a 5 acre minimum. The right-of-way to the back lots are not on his property. The Chairman stated that after filing he will receive a new SBL number. Mr. Bull thanked the Board and the Chairman thanked him for coming.

Correspondence

The Chairman presented the Board with a logging notification for Pigeon Brook from Mr. Jim Brooks. (It should be on a logging notification form instead of a special permit form as presented to the Board). The logging will be on 83 acres with an estimated 52,000 board feet harvested. The Chairman commented that the logging will not need a special permit as the estimated board feet is under the limit.

New Business Continued

The Chairman mentioned that Supervisor Bruning had requested that the Planning Board look into a matter, concerning a particular parcel and a question that the Town Board had regarding the zoning law. Mr. Landon showed the Board members a summary he had prepared in regard to a parcel on Wildcat Road, and asked for their input as to a change in word usage. Discussion followed on land use in the hamlet district and the permit process. The Board made a decision on the changes made to the summary, based on the current zoning law. The Board decided that the Chairman's word changes to the summary were good,

and the Planning Board would give the summary to the Town Board.

Motion to accept the Chairman's changes to the summary, as the Planning Board's opinion of how the summary should read made by Mrs. Jennie Snyder seconded by Mr. Dennis Deyo. All in favor.

Chairman Comments

The Chairman stated that he has been in contact with Brooks & Brooks regarding the subdivision of Ms. Carol Ramsay's property and sale to the DEP. He also stated that Brooks & Brooks will not be able to attend next meeting, however they will make sure that the Planning Board has the new maps before next month's meeting.

Public Hearing - Site Plan Review

The Chairman paused the Planning Board's regular meeting to open the Public Hearing for a site plan review on Mr. Ken Kobayashi's property 467 Greenville Road SBL # 58.2-2-8 at 7:30 pm. Mr. Landon introduced Mr. Ken Kobayashi and his engineer Mr. William Illing.

The Chairman explained that Mr. Kobayashi plans to build a large conference center for yoga, meditation, prayer, healing, and wellness on his property. The building would be well off the road with the parking lot approximately 200 feet from the road. The Chairman stated that the site plan shows the proposed building as 5,400 square feet, but that may change as they are still in the planning process. Mr. Illing stated that the building would be 80 x 68 feet and that they were waiting to hear from the Planning Board before having definite plans and maps. Mr. Landon inquired if there would be anyone living in the conference center. Mr. Kobayashi responded that there would not be anyone living in the conference center. The Chairman stated that the road leading to the building looked inadequate for emergency vehicles.

Councilman Brooks stated that the public has concerns over the possibility of the property becoming tax exempt. Mr. Landon asked Mr. Kobayashi if he was going to pursue tax exempt status. Mr. Kobayashi responded, yes. Members of the public approached the Board to review site plan maps and photos. The public expressed their concerns and grievances over Mr. Kobayashi's conference center becoming tax exempt. Mr. Elias expressed his concerns over a large percentage of the Town of Denning already being tax exempt. He stated that the tax payers of the Town are already over burdened. Members of the public expressed concerns that the Town may become over commercialized.

Code Enforcement Officer Karl Von Hassel and Councilman David Brooks stated that since the property is located 500 feet from a County road and 500 feet from a border of State property it will have to be approved by the Ulster County Planning Board as well. The Chairman stated that the Denning Planning Board would make the final decision.

Mr. Landon asked Mr. Kobayashi if he was going to pursue the whole parcel as tax exempt or just the area where the building will be located. Mr. Kobayashi stated that just a small area would meet his needs. The Chairman asked the public if Mr. Kobayashi only pursued tax exemption on 3 acres (the current zoning law's minimum lot size for that area) where the building and utilities would be located, if that would be acceptable to them. Mr. Brooks said

that's what he would recommend and the public would be satisfied with the remaining property being taxable. Discussion followed about subdivision process if they were to split off 3 acres, as well as the requirements and procedures of the current zoning, including access, parking, utilities, setbacks.

Mr. Elias inquired of Mr. Kobayashi if there would be any over night guests or food service. Mr. Kobayashi replied no on both inquiries. Mrs. Beck inquired if the Center would be open year round. Mr. Kobayashi replied that yes, the Center would be open all year. Mr. Elias inquired where his client base would come from. Mr. Kobayashi stated that most of his customers would be his patients from Manhattan.

A lengthy discussion followed on severe weather conditions effecting emergency response and guests being stranded, signage, parking, classification of center, and tax exempt status. The Code Enforcement Officer listed some of the requirements for parking, signage, access, outdoor lightning, and the Board reviewed the zoning requirements. Mr. Kobayashi's engineer, Mr. Illing, was there and wrote down the requirements and concerns. He will present the Planning Board with more accurate plans in the future.

Mr. Landon stated that the Board is not approving anything tonight, they are just giving Mr. Kobayashi recommendations on how to proceed. The Planning Board discussed the tax exempt issue, and the Chairman stated that the Planning Board has nothing to do with the tax exempt decision or procedure. The Board's only function is the subdivision (if needed) and site plan approval.

All during the public hearing we had some photos of the site to view thanks members of the planning board visiting the site on our behalf prior to the meeting. The board thanked them for their effort.

The Code Enforcement Officer met with Mr. Kobayashi and Mr. Illing in his office before they left for the night.

The Chairman stated that the preliminary site plan is decent enough to proceed with a more accurate site plan and should include any zoning law requirements. Motion to accept the preliminary site plan by Mr. Joe Sibiga seconded by Mr. Steve Bobik. All in favor.

Public Hearing adjourned at 8:25 pm. and the regular meeting re-opened by Chairman Landon.



July's minutes were read by the computer. Motion to accept July's minutes by Mrs. Elaine Beck seconded by Mrs. Jennie Snyder. All in favor.

Old Business

The Board discussed Mr. Kimball Parker's subdivision status, and concluded that since he has not yet appeared before the Planning Board, he will not be able to file the subdivision with the County.

Mr. Landon thanked the Board members and especially the Code Enforcement Officer for coming to tonight's meeting and invited him to attend anytime he wanted, we appreciated his input and expertise and attentiveness to detail.

Motion to adjourn at 8:45 pm. by Mr. Steve Bobik seconded by Mr. Greg Vurckio. All in favor.

Next meeting is scheduled for September 13, 2012 at 7:00 pm.

Respectfully submitted by,
Tammy Beck
Planning Board Secretary