



## Town of Denning - Planning Board Meeting

December 12, 2012

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

Members of the public present Steve and Irene Rossi.

Meeting called to order at 7:03 pm by Chairman Landon.

### **New Business**

Preliminary plan of property on Red Hill Knolls Road to be subdivided. Three lots of 48, 10, and 38 acres. The property is currently owned by 19 people and they are splitting it up to cover the cost of taxes and turning the largest parcel over to one of the owners who will be able to cover the cost in the future. They are here to find out the procedure of subdividing and how they should proceed.

The SBL of the proposed subdivision: 43.3-2-27 one of the owners present is Irene Rossi, and the local street address is 493 Red Hill Knolls Road. There is a residence on the property to be left on the 38 acre parcel. The (7 to 12) acre parcel will be a new home site and the 48 acre parcel on the other side of the road will be left wilderness. The property on one side of the road borders NYS State Land, and 48 acres on the other side borders NYC DEP Land.

New zoning for that property will be 10 acres minimum but it is currently 3 acres. If they start the process before the zoning change then the lesser of the lot sizes can be as low as 3 acres. Mr. Landon said he will forward more information on the procedure of the minor subdivision.

This being a minor subdivision we might be able to hold the preliminary and final meeting on the same night. We gave them a list of things to consider before they return to the planning board. Their email: [steverene29@aol.com](mailto:steverene29@aol.com). We thanked them for coming in tonight and they will probably have their family lawyer call us in the future.

### **Old Business**

Continued discussion on the status of the new zoning. The final draft was turned over to the Town Board in the beginning of December at their town board meeting. It is unclear at this time when the draft will be accepted by the Town Board. We had some discussion on the remaining procedure the town board must follow before adopting the draft as a law.

Continued discussion on the status of the Blue Hill Lodge site and that we have not received the finished site plan. (probably more modifications to come).



**November 8, 2012 minutes** were read by the computer. Motion to accept November's minutes by Mr. Joseph Sibiga seconded by Mrs. Jennie Snyder. All in favor. The Board signed November's minutes.

### **Internal Planning Board Business**

We finished our Training Course for 2012; this year's topic is on Special Permit Process and how it is used by the Planning Board.

For reference we used the proposed Town of Denning Zoning Law Article XI. We discussed the recording process of the Special Permits we issued in the past and how to improve our documentation when issuing these permits for future reference and enforcement.

Continued discussion on the following topics:

- Specific use requiring a Special Permit.
- How does someone ask for a Special Permit?
- Special Permit requires a "Site Plan Review"
- Public Hearing is always required to get a Special Permit.
- Time the Planning Board has to fulfill this requirement.
- How the Planning Board notifies the public.
- Number of days notice required for a Public Hearing for a Special Permit.
- The cost of notifying the public of a Public Hearing.
- Ulster County Planning Board notification.
- Planning Board can override the recommendations of the UCPB.
- Ulster County has a time requirement to respond (if required) before the Planning Board.
- Planning Board can impose any conditions if relevant to the Special Permit.
- Refer to Article X – Special Use Standards
- Special Permits can be granted for specific time period.
- If expired or revoked, can a Special Permit be renewed?
- The Planning Board has a time constraint to render a decision on a Special Permit.
- Periodic Special Permit is not automatically renewed.
- Cost for a Special Permit.
- Why does the Town require Special Permits?
- Who pays for the Special Permit?
- Other topics discussed on the Special Permit Process...

All the members completed the training course for the Year 2012.

The Chairman thanked the Board members for coming to tonight's meeting. Motion to adjourn at 9:15 pm. by Mrs. Jennie Snyder seconded by Mr. Joe Sibiga. All in favor.

Next meeting is scheduled for January 10, 2013 at 7:00 pm.

Respectfully submitted by,  
Carl Landon  
Planning Board Chairman

*In need of a secretary...*