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Town of Denning 1567 Denning Road PO Box 277 Claryville, NY 12725

Town of Denning - Planning Board Meeting June 13th, 2013

Members present were Greg Vurckio, Chris McInerney, Dennis Deyo, and Joseph Sibiga. Members absent were Steve Bobik and Katherine Parr.

Members of the public present were Kimball Parker, Sidney Baumgarten, Steve Sparaco, Garry Hoff, Jerry Huncosky, Woody Cyr, William Brenner, and Councilman Mike Dean.

Meeting called to order at 7:05 by Chairman Sibiga.

New Business

A proposed land division of Kimball Parker's property, located off Red Hill rd., comes before the board. Mr. Parker is accompanied by his Attorney (Sidney Baumgarten), land surveyor (Steve Sparaco), and neighbor (Woody Cyr). Mr. Sparaco presented us with a narrative summary, and multiple map copies. Parcel 1 (SBL 50.2-2-11.110) of 36.52 acres is to be retained by Mr. Parker. Parcel 2 (SBL 51-4-11) of 31.70 acres is to be conveyed to NYC DEP. Parcel 3 (SBL 50.2-2-11.1) will be conveyed to Woody Cyr, increasing in size approximately 3.1 acres, for a total of 8.2 acres. It is also stated that an existing easement of Mr. Cyr's, from Mr. Parker, will be enlarged, granting rights to Mr. Parker for future access.

Chairman Sibiga mentioned that he has already written letters to the surrounding property owners of the lands of Parker, notifying them of a potential land division, and had received no correspondence at this time. Mr. Vurckio expressed concern that any easements through the lands of Parker stay the same. Discussion followed. Chairman Sibiga has suggested a Public Hearing be held on July 11, 2013**, to allow time for the surrounding property owners to respond, and voice any opinions or concerns, if any.

Jerry Huncosky, of the Frost Valley YMCA, commented that the Y's property line overlaps, and that he believes there are two deeds for the land. And if this is the case, it needs to get resolved prior. Mr. Parked agreed that this matter should be straightened out.

Mr. Gary Hoff, land surveyor representing Mr. Judd Hirsch, came before the board with a proposed lot line adjustment on Mr. Hirsch's land (SBL 58.002-4-20) on Yeagerville Rd. in Sundown. Mr. Hoff described Parcel 1, which consists of 5.136 acres, and after lot line change, will become a 3.46 acre lot. Parcel 2 will then consist of 16.209 acres. Mr. Vurckio inquired about any existing easements on the property. Mr. Hoff responded that there are no easements that encumber. The board did not have any other concerns. Mr. Hoff will return on the July 11th 2013 meeting so that we can sign off on the lot line adjustment.

Jerry Huncosky has informed the board of some logging activity that will be taking place on the YMCA's property on Kawlija rd. Mr. Huncosky has also mentioned that he has exchanged some emails with Michael Bull (a neighboring resident) in regards to this logging. Mr. Huncosky has asked the board permission to use the private road section of Kawlija rd., to take logs off of the Y's land; and in the process, build a means of access (a 'road') to the land. He also tells us that this particular land's access is the private road portion of Kawlija

rd. Mr. Deyo remarks that this new road be as friendly and considerate as possible, since Michael Bull's house is only about 15' away from the existing road. The board didn't see a major problem with allowing the right-of-way to be used for logging.

****No** motion was made to grant permission to the YMCA for use of the road for logging purposes.**

William Brenner, who was assigned by Denning's Justice Jonathan Follender to represent Richard Keesler, came before the board. Mr. Brenner stated that Mr. Keesler did not file the necessary permits to open his small engine repair shop in the Town of Denning. He went on by stating that Denning's code enforcer, Karl Von Hassel, has issued multiple violations directed towards Mr. Keesler for cleanliness of the property, and of course, no permits for conducting his business. Myrtle Maxwell owns the property that Mr. Keesler is using for his business. Mr. Brenner went on with some background on matter, and also added that he has prepared a new permit application for Mr. Keesler to sign, but has refused. Mr. Brenner has asked if he can have Mr. Keesler sign for a special permit, would it then be up to the Planning Board to approve. Mr. Vurckio suggested that the property be cleaned up prior to application, and that there would most likely be conditions set for the Special Permit. Mr. Vurckio also went on by saying he wasn't sure if the town would approve a Special Permit if there were existing violations. Mike Dean commented that if Mr. Keesler signed paperwork for the Special Permit, and then Mr. Keesler's court date would most likely be adjourned. Discussion followed. Mr. Brenner told us he would be in touch, once he had more information.

Correspondence

A letter was received for the 2013 Planning and Zoning summer schools. Also, the Ulster County Planning Board is having a seminar on June 19th from 7-9:30 PM.

Chairman Sibiga read the May 9^{th} minutes. Because of members who were absent, no vote could be made to approve the May 9^{th} minutes at this time. They will be re-read on the July 11^{th} meeting.

A motion to adjourn the meeting at 8:27 was made by Chris McInerney, seconded by Greg Vurckio. All were in favor.

Next meeting is scheduled for July 11th, 2013 @ 7:00pm.

Submitted by,

Joseph Sibiga Planning Board Chairman

Note: The Public Hearing scheduled for July 11, 2013 has since been postponed due to property line contentions.