



Town of Denning - Planning Board Meeting

August 8<sup>th</sup>, 2013

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

Public present were Michael Bull, Jerry Huncosky, Tommy Mathews, Woody Cyr, Heather Bowman, and Councilman Mike Dean.

Meeting called to order at 7:03 PM by Chairman Sibiga.

### Old Business

Mr. Bull had submitted copies of maps and deeds to his land, prior to this meeting. Mr. Huncosky (representing the Frost Valley YMCA) would like to log a parcel of land that the "Y" owns, and use Kawlija Rd. to take the logs out. Mr. Vurckio stated that we (the board) didn't find anything in the deeds that grant said parcel right-of-way use of Kawlija Rd. Mr. Huncosky agreed, and stated that the road wasn't originally put in correctly, and went on by saying that for Mr. Bull and himself to access their properties, that they're actually forced to travel on someone else's property. Discussion Followed. Mr. Huncosky stated that the deeds for the Strauss property (parcel of discussion; YMCA currently owns) and his personal land, doesn't specify whether the right-of-way access is Kawlija Rd., or not. Mr. Bull says that his deed says Kawlija is a private road. And that Ulster County says the road ends at .42 miles. Mr. Huncosky stated that the YMCA, and himself split the cost of building the road to access the Strauss property. The contractor building said road said that it would be easier to go this way (near Mr. Bull's house). Mr. Huncosky had stopped the road because he realized it was heading off the right-of-way. He also went on by saying that the Y has been using this road for years for access, and if Mr. Bull is saying that its no longer a right-of-way, that Mr. Huncosky would challenge this. Discussion followed regarding road maintenance. Mr. Huncosky stated that himself, and Mr. bull obviously have access, but wondered how the YMCA would access their land. The board suggested that this matter be discussed by the Town Board. Mr. Huncosky commented that he respects the proximity of Mr. Bull's house to the road, and doesn't blame him for not wanting log trucks back and forth past his house. He also asked if the Y created a landing site on his personal property, and take the logs out from there; bypassing Mr. Bulls section of road all together. Mr. Bull was still not crazy about the idea. Ms. Parr asked if the road (if allowed) would be repaired after all logging is finished. Mr. Huncosky stated that we have his word as a gentleman that the road would be left in better condition than when started.

The Board, as well as Mr. Huncosky, will continue investigating the matter.

Tommy Mathews (representing the Blue Hill Lodge) came in as per instruction from issued Special Permit, and discussed things done that were on the proposed site plan:

- ▲ 3 Phase electric service installed (fencing and yard repaired from installation)
- ▲ 2 parking spots by house
- ▲ Foundation, floor, and mechanical's (radiant lines, sewer/drain) for brewery
- ▲ Posts and rough grading for pavilion building (including 25k cu. yards of gravel)
- ▲ Water/telephone/spare conduits between buildings

- ^ 39 trees installed as a buffer (neighboring property owners are happy with this)
- ^ Final approval of septic from DEP/DEC. Sheeley will start installation of tanks within the next two weeks; also with the addition of a 1500 gal. Grease trap for kitchen.
- ^ Lamp post/walkway lighting conduits ran.
- ^ Back access road base is down.

Items not yet completed:

- ^ Additional parking lot not completed, due to storage of materials.
- ^ Lines for handicap spaces will soon be completed.
- ^ Arrows for traffic control will also be completed soon.

Additionally, Mr. Mathews discussed the *possible* addition of a well of the corner of the pavilion; which would be used for the brewery in the future. He also informed us that though a Central Hudson energy audit, and grants, that the entire complex will be upgraded to L.E.D. Lighting, for energy savings and to reduce the carbon footprint.

Chairman Sibiga will search for the original "check-off list", and send a letter to confirm that that everything was completed as initially discussed.

### **New Business**

Mr. Huncosky came before the board with the proposal of demolishing an existing structure on the Frost Valley YMCA campus, and replacing with a new building of the same footprint. The "Bull Pen" or "laundry building" as he called it, would have the same purpose as the existing one. The new building would incorporate radiant heat, and utilize solar thermal technology. Mr. Vurckio asked if a demolition permit would be obtained. My Huncosky stated yes. The board had no other concerns. Motion to approve this project was made by Dennis Deyo, and seconded by Katherine Parr. All were in favor.

Heather Bowman (representing the Frost Valley YMCA) had submitted a logging application to the board. SBL 42-1-22.2, 42-1-22.12, and 42-1-22.11. To be harvested: 202 Acres, 1,421 trees, 7,483 board feet, and 204 cords of firewood. NOTE: this application covers 3 stands, on 3 parcels.

Ms. Bowman has also submitted a letter of interest to the Planning Board. She would like to become a member, and has volunteered to take the Minutes. Chairman Sibiga expressed his appreciation for her interest. Councilman Dean will submit the letter at the towns Audit Meeting for consideration.

Mr. Woody Cyr (a surrounding property owner to Kimball Parker) came before the board to look and discuss property maps for his property, and Mr. Parkers property. Mr. Cyr was concerned about right-of-way access through his parcel. Discussion followed pertaining to right-of-way's on Mr. Cyr's land, and other surrounding property owners who may be potentially affected in the propped Kimball Parker land division; since there have been ongoing property line contentions between the Frost Valley YMCA/Kimball Parker/Woody Cyr.

Mr. Huncosky (of the YMCA) had suggested to split the property line in a way to please the other parties involved, but stated that the YMCA cannot legally give away an asset; being a non-profit organization. Lengthy discussion followed, but no real solutions were made. The board will discuss at a later date.

Ms. Parr read the June 13<sup>th</sup> minutes out loud, but no motion for approval could be made because of present member attendance. They will be voted on September's meeting.

Ms. Parr mentioned that she attended the NY Rising Community Reconstruction program overview last month. She found it to be informative.

Motion to adjourn the meeting @ 9:25 by Greg Vurckio, seconded by Dennis Deyo. All were in favor.

Next meeting is scheduled for September 12th, 2013 @ 7:00pm. Denning Town Hall.

Submitted by,

Joseph Sibiga  
Planning Board Chairman