



## Town of Denning - Planning Board Meeting

September 12, 2013

The regular planning board meeting was called to order at 7:05 P.M by Chairman Joseph Sibiga. Members of the Planning Board present were Greg Vurckio, Chris McInerney, Steve Bobik, Katherine Parr, Joseph Sibiga, and Heather Bowman. Members absent were Dennis Deyo.

Members of the public present were Councilman Mike Dean, Steve Sparaco, Sidney Baumgarten, Kimball Parker, Myrtle Maxwell, Richard Keesler, William Brenner, Sherret Chase, James and Colleen Leverich and Tom Matthews.

Minutes of the August, 2013 meeting were not read.

### Old Business

Kimball Parker would like to subdivide a portion of his property and sell a section of the property to the City of New York.

-Parcel 1 (SBL 50.2-2-11.110) is to be retained by Kimball Parker, and will consist of approximately 36.5 acres.

-Parcel 2 (SBL 51-4-11) is to be conveyed to NYC DEP, will consist of approximately 31.7 acres.

Due to an ongoing property line disputation between Woody Cyr, and the Frost Valley YMCA, the proposed lot line adjustment involving Woody Cyr, and Kimball Parker, has been removed from the land division map. When the involved parties come to an agreement with regards to the land boundary, there may be changes to the subdivision lot line. These changes will be presented to the Planning Board.

Motion to accept land division and selling of Parker property to the City of New York excluding the lot line adjustment between Parker and Frost Valley YMCA.

Chirs McInerney motioned, Greg Vurckio second, all were in favor.

### New Business

1) Sherret Chase with "Chase Wind" representing Judd Hirsch.

-Wanting to install Wind Turbines on the Hirsch property

-Wind Turbines 3 legged tower (lattice tower) at 140ft high

-Turbines would be above tree top and located 200 ft away from any building/road etc.

Since nothing is written in the current zoning bylaws with regards to Wind Turbines, the project will have to go before the Zoning Board of Appeals.

2) Tom Matthews

-Presenting what he has done with regards to the Blue Hill Lodge buildings.

-Members of the Planning Board members, Greg Vurckio, Chris McInerney and Joseph Sibiga checked on site before meeting.

-Check off list written by past planning board members was not found, however a suggested list of projects was found.

-Tom would like a letter stating that the requirements have been met.

-Letter was to be requested last month, but Tom was involved in an emergency rescue and was unable to attend July's meeting.

Joe Sibiga is to write the requested letter.

3) William Brenner representing Myrtle Maxwell (land owner) and Richard Keesler (Small Engine

Repair) for Special Use Permit

Submitted application for Special Use Permit for: Small Engine Repair and Antique Equipment Restoration for 38 Wildcat Mountain Road (Tax map# Sec 50.1-2-38).

In order to gain a Special Use Permit for Small Engine Repair and Antique Equipment Restoration will have to go before the Zoning Board of Appeals.

4) Heather Bowman

-Frost Valley YMCA logging permit for a TSI cut

-Tax Map # 43-1-8 (Forest Management Plan Stand E25)

-81 acres, 787 trees, 57,000 board feet, 70 cords

Motion to allow Frost Valley to complete a TSI cut (logging permit).

Motion: Katherine Parr and second by Steve Bobik, all were in favor.

**Correspondence:**

DEC

Send a letter stating that they have sent a Discharge permit to the Blue Hill Lodge allows them to discharge subsurface treated water up to 1920gal/day.

Ulster County Clerk

Send a letter stating that they have received a map for the Judd Hirsch lot line adjustment September 9/13.

Fall Planning Seminar Tuesday October 1 SUNY Ulster in Stone Ridge from 6:30-9pm

Mr. Chris McInerney motioned to adjourn at 8:57pm. Mr. Steve Bobik seconded. All were in favor.

Next meeting is scheduled for October 10, 2013.

Respectfully submitted,  
Heather Bowman