

Town of Denning - Planning Board Meeting

October 11, 2007



Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order by Chairman Alden Thayer at 7:30 PM. Members present were Mr. Thayer, Mr. Brooks, Mr. Landon, Mr. Van Aken, Mr. Krickhahn, and Mr. Larison. Due to working a late shift Mr. Bobik was absent.

Audience participants included Councilman Mike Dean, George Elias, Sam Morrison, Stephen Selwyn, Anthony Sicciliano, and Steve Pauli of Brooks and Brooks.

Mr. Thayer read the minutes from the last meeting of September 13th. Changes were suggested: Mike Larison's name was duplicated, and the inclusion of Mike Dean's question on logging just over the border of our town yet skidding in town. Motion to accept the minutes as read and amended was made by Mr. Landon, seconded by Mr. Larison, all in favor.

New Business (first):

Stephen Selwyn "owner under contract" of 228 Greenville Road (SBL 58.2-1-11) asked the planning board where the dividing line for the hamlet and rural district in Sundown. It appeared that the property mentioned above was in both. After looking at the zoning maps and tax maps we (planning board) determined that this property would be considered part of the hamlet. Mr. Selwyn asked what steps he had to take to complete a subdivision of this lot. Mr. Thayer gave him a list and we discussed size of lots and right-of-way off the main road across a newly build bridge. Mr. Selwyn left his preliminary sketch with the planning board and Mr. Thayer will schedule a public hearing if needed. Mr. Selwyn is working with surveyor Anthony Sicciliano. We will take up this again at our next meeting.

Mr. Sicciliano is also representing Sam Morrison (SBL 50-2-1) 12.22 acres of which Mr. Morrison wants to divide and sell 7.22 acres with the house and keep 5 acres. This is the second time he has appeared at the planning board and this is the final plat for our approval. After some discussion, we didn't find any problems. Mr Brooks motioned to accept and approve this property division. Mr. Krickhahn seconded, all in favor. Mr. Thayer signed the final plats.

Mr. Sicciliano also submitted a division and lot line adjustment form property on Wildcat Road (SBL 42-2-5). Currently there is an existing lot with a house 2.76 acres. The owners purchased the adjoining lot 8.09 acres and wish to divide it giving a neighbor Frances Bud 4 acres. We considered this a lot line adjustment moving 4 acres to the adjoining lot. The owner will also join the 2.76 acres to the remaining 4.09 acres creating one deed of 6.85 acres. Mr. Sicciliano left the preliminary sketch and after discussion we stated that we would approve this "lot line adjustment" but Mr. Thayer had to sign the final platt. Mr. Sicciliano said he would provide Mr. Thayer with the final platt. Motion to accept the division was made by Mr. Thayer, Mr. Larison seconded, all in favor.

Mr. Steve Pauli of Brooks and Brooks Land Surveyors brought in the final plats for the Subdivision of the property on Red Hill Road that we discussed last meeting with all the appropriate changes. The inclusion of the old traveled way of Barnes Road. We reviewed the Subdivision of this 200 acre property on Red Hill where NYC purchased approximately 85 acres. The property 5321 Red Hill Rd. (SBL 50.2-1-30) will essentially be split into 3 parcels: two large parcels and a small parcel with the existing house. The large parcel along connecting Barnes Road will remain 480A. The second large parcel will be sold to New York City and both large sections will have adequate access to the main road. The third and smaller parcel with house will belong to Mr. Steven Teplise one of the original owners. A scheduled public hearing was to be held before this meeting of which there were no participants (no objections or concerns). Mr. Larison motioned to accept the final platt Mr. Brooks seconded, all in favor. Mr. Thayer will sign the final platt's and file them with Ulster County.

Old Business:

From the town clerk Joy Monforte – the October 17th meeting (Hana Country Resort – sponsored by CWC) was full and we can't go. There is a similar meeting on Wednesday, November 14th in Margaretville. Alden will coordinate everything this coming week. This is in reference to fulfilling our annually required training to continue to serve on the planning board.

Mr. Thayer handed out suggested changes to the Timber Harvest Law for our review, discussion, and possible adoption at the next meeting.

Mr. Landon spoke briefly about the internet and it's use to discuss the changes to the Timber Harvest Law. There was some discussion on it's use and we will try again this month.

Mr. Larison motioned to adjourn at 9:25PM and Mr. Van Aken seconded, all in favor.

The next meeting will be held on November 8, 2007.

Respectfully submitted,
Carl Landon