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Town of Denning - Planning Board Meeting

August 13, 2009

Planning Board Regular Meeting

The meeting of the Town of Denning Planning Board was called to order at 7:45p by Chairman Alden Thayer. Members present were Mr. Thayer, Mr. Brooks, Mr. Bobik, Mrs. Ackerley, and Mr. Landon. Mr. Van Aken was absent. Vivian "Pat" Burke also in attendance.

New Business

New business first as we hear from Pat Burke about a proposed site plan review for a new construction on Round Pond which might need a variance as the building might be too close to the neighboring properties. Jim Sheeley will be tearing down their house and building a new one. This is Pat's neighbor. Our first suggestion is they will need building permits which they can download off the town website or directly from Karl Von Hossel. This is for SBL 41-2-7 on the tax map being street address 8 Freds Rd.

After the review we decided that they will need to go to the Zoning Board of Appeals to get a variance as the building will be too close to the property line. We gave Pat all the info and Mr. Thayer said he would give Mark Boncek (chairman) a call before the end of the week so they can schedule a meeting.

A motion was made to request a variance for this proposed new construction, from the Town Zoning Board of Appeals by Mr. Thayer, Mr. Bobik seconded, all in favor.

Mr. Thayer will coordinate the meeting of the Sheeley's with the Zoning Board of Appeals.

Old Business

Mr. Thayer read the minutes from last month's regular meeting of July 9, 2009. Correcting a few minor spelling errors. Motion to accept the minutes as read by Mr. Thayer, Mr Brooks seconded, all in favor.

Next topic was about our required annual training to continue to be on the planning board. Mr. Thayer suggested that we attend the Catskill Regional Land Use Training Program. Thursday, September 10th from 6:30 to 8:30pm at the Catskill Center in Archville. \$15 per person paid for by the town. Mr. Thayer will ask Jerry Huncosky about getting a ride. Mr. Thayer will coordinate with the Town Clerk about getting us registered.

Next discussion was about the Hamlet Districts in the Town. Mr. Brooks received information from the DEP as well as some maps completing his research on the hamlet districts as set forth in 1997. He described his findings to the Planning Board. To date there is still the matter of the Hamlet Zoning District's which will be addressed by the Committee to Update the Land Use Laws for the Town (updating Zoning Laws).

Mr. Thayer read to the Planning Board the response from The Ulster County Planning Board opting us out of major components of the New Land Charter. Our request was approved leaving many of the local discussions in house and the responsibility of our Planning Board. Maryann Davis Administrative Asst. of the Ulster County Planning Board sent the response dated July 14th.

Next discussion was about the Proposed Subdivision Regulations written by the Committee to Update the Land Use Laws for the Town of Denning, being presented at the Public Hearing August 15. We reviewed the draft and the only improvement comment was by Mr. Landon stating that we need an index and better defined table of contents for a quicker reference when looking things up in the lengthy document. All other comments were favorable after reviewing all the sections.

New Business

Mr Brooks brought up the old Warren Property that the DEP was purchasing. He did some research about the DEP purchasing property and as per the Watershed Agreement Paragraph 67 contains the wordage stating the DEP can't purchase property with inhabitable dwellings as improved property. CWC has \$30,000 to cover legal fees for the town to investigate the questionable purchase removing the developed lot from the tax rolls. It has been noted that the dwelling will be demolished but the question is why destroy the taxable lot which could be separated from the overall purchase remaining taxable on the town tax rolls.

Mr. Brooks suggested that we pass a resolution to be presented to the Town Board requesting they take some action or at least investigate the purchase, without cost as it's funded by the CWC. We are all in favor.

The actual transaction is between the Rondout-Esopus Land Conservancy Inc. and the DEP, and the SBL is 58-1-23. We discussed the wording and wrote the resolution (should be attached as - Planning Board Resolution #2 of 2009). This will go to the Town Board for their next meeting and they can decide to act on it or not. There is still time.

Mr. Thayer will present it to the Town Board at their next meeting September 1st.

Mr. Thayer motioned to adjourn at 9:35PM, Mrs. Ackerley seconded, all in favor.

Next meeting is scheduled for September 10, 2009.

Respectfully submitted,
Carl Landon