



Chairman **Carl Landon**  
phone contact (845) 985-2411 Fax (845) 985-0188  
internet access [www.Denning.us](http://www.Denning.us)  
internet contact [TownHall@Denning.us](mailto:TownHall@Denning.us)

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

## Town of Denning - Planning Board Meeting

March 10, 2011

Regular meeting of the Planning Board called to order at 7:20 p.m. by acting chairman Mr. Joe Sibiga. Members present were Mr. Carl Landon and Mrs. Jennie Snyder. Mr. Steve Bobik was present through conference call. Absent members were Mary Ackerley, Billy Van Aken, and Paul Krickhahn.

Member of the public present was Mr. Mike Dean.

The minutes of the February 10, 2011 meeting of the Planning Board were read. Mr. Carl Landon motioned to accept the minutes as read. Mrs. Snyder seconded; all were in favor.

### **Old Business**

Mr. Mike Dean reported that the logging job on SBL 50-1-4 in the Town of Denning was completed.

### **New Business**

The New York State DEC sent the article "Revised Express Terms 6 NYCRR Part 247, Outdoor Wood Boilers." This article is the new state law on the use of outdoor wood boilers. This will set the standards for outdoor wood boilers.

The DEP sent a letter for Land Acquisition. The property is +/- 6.4 acres on Red Hill Road (SBL 51-4-9). The Town Planning Board has one concern. The right of way (which is on the north side of the property) to the property in the back should be at least 35 feet.

Michael Ellsworth, a landowner on Dinch Road, wrote a letter to Mr. Bill Bruning the town supervisor, regarding the right of way on his property to the Old Farm Subdivision (SBL 50.2-2-1). He was concerned that the plans were changed and the right of way on his property would be the main entrance to the subdivision.

The Town Planning Board's response is that the plans have not changed for the subdivision and the newly approved right of way with road is the main entrance for the property. A letter of response will be composed and sent to Mr. Ellsworth. The letter is as follows:

*Dear Mr. Ellsworth,*

*There have been no modifications submitted to the planning board regarding the Old Farm Subdivision as we approved it on January 13, 2011. The newly approved right of way with road is considered the main entrance to the property. If any modifications to the plan are submitted, we will notify you in writing.*

*Sincerely,*

*Joe Sibiga  
Acting Chairman  
Town of Denning Planning Board*

Mr. Carl Landon motioned to accept the letter and Mr. Bobik seconded. All were in favor.

Next meeting Mr. Landon will be reviewing planning board training for 2011.

Mr. Bill Bruning had a question regarding Bed and Breakfasts and whether there was anything in the current zoning to prohibit it. He asked this to Mr. Landon prior to the meeting. Mr. Landon said that Mr. Bruning would like permits to be put on hold until the new zoning laws are approved.

Mr. Landon thanked Mr. Joe Sibiga for acting as chairman at the meeting. Next meeting, Mrs. Jennie Snyder will be acting chairperson. Mr. Sibiga thanked Mrs. Snyder for taking minutes.

Motion to adjourn by Mrs. Snyder at 8:05 p.m. Mr. Landon seconded; all were in favor.

Next Planning Board Meeting will be on April 14, 2011.

Respectfully Submitted,  
Jennie Snyder