



Town of Denning - Planning Board Meeting

May 12, 2011

Members of the planning board present were Mr. Carl Landon, Mr. Paul Krickhahn, Mr. Joseph Sibiga, Mr. Greg Vurckio, and Mr. Steve Bobik and Mrs. Jennie Snyder. Member absent was Mr. Billy Van Aken.

Members of the public present were Mr. Mike Dean and Mr. Harry Cummings.

Regular Planning Board Meeting

The regular planning board meeting was called to order at 7:00 p.m.

Minutes of the April 14, 2011 meeting were read by the computer. Motion to accept the minutes as corrected by Mr. Carl Landon and seconded by Mrs. Jennie Snyder. All were in favor.

New Business

Mr. Harry Cummings brought final plats and descriptions of the lot line adjustment between his and Jean Switzler's property. The lot line adjustment was approved at the January 13, 2011 meeting. Harry Cummings' property (SBL 50.2-3-18) will be adding 6.32 acres. Jean Switzler's property (SBL 50.2-3-9) will be losing 6.32 acres. The land was surveyed by Anthony Siciliano. The final plat was dated May 11, 2011. The description is an amendment to the deed that needs to be filed with the county. Acting Chair Mr. Joe Sibiga signed the copies of the final plat and the Mylar with "Approved by the Town of Denning Planning Board, May 12, 2011, Signature (Joe Sibiga, acting Chair)

There was a motion to accept the lot line adjustment by Mr. Carl Landon. The motion was seconded by Mr. Greg Vurckio. All were in favor.

Correspondence

The Planning Board received a report by the Open Space Institute called "Public Lands, Private Benefits".

The Planning Board received a report "Agriculture Supporting Community in the Mid-Hudson Region".

The Planning Board received a notice of a class "Ridgeline Protection" on Wed June 8th 6-8:30 p.m. This class would fulfill 2 hours of annual training required by New York State.

Old Business

Each Planning Board member reviewed a section of the draft zoning and subdivision law and made comments on the content of the sections they were assigned. The sections assigned were as follows:

Mr. Joe Sibiga – Section 8 Zoning Law

Mr. Paul Krickhahn – Section 14 Zoning Law

Mrs. Jennie Snyder – Section 300 Minor Subdivision Intent – Article III

Mr. Greg Vuckio – Highway Law

Mr. Carl Landon – Definitions – Article VIII

Mr. Steve Bobik – Section 200 – Procedures for filing subdivisions.

The comments were sent to the town board for them to review. The comments were:

Highways, New Road and Access Standards - The opinion of the Planning Board is that they apply to a more urban area not the Town of Denning. Variances would be used often. The current town roads are not even up to the new standards for roads. We felt they are too stringent and limiting for the town topography. They should be simpler. Road standards are good, but the slope and grade (Section 704 E.2b page 10 and 11) and the 50 foot right of way with easement is overkill. This applies to other sections as well.

The "statement of compliance" in Article III, section 310 of the Subdivision Code does not mention who would write the "statement of compliance." The Planning Board suggests that the words "as written by the Planning Board" be added to the code.

Section 14.1 Planning Board Powers and Duties – We like the way this section is written.

Article VII Site Development Plan Review - Section 8.1 to 8.5 We like this section. It is good for the town, but a little stringent for the public. It is very thorough. Some things that we like are that new buildings should blend with present structures. The noise ordinance is a good addition. The time limits are acceptable in section 8.5. 180 days is more than reasonable. The 62 days in 8.4m is adequate time to approve or disapprove site plan.

There should be a definition for subdivision duration. It does not say when a subdivision over. A subdivision is complete when the chair signs the plat and the conditions required are met. The properties then become their own property.

The minutes for the March 2011 meeting were not formally accepted at the April meeting. Jennie Snyder made a motion to accept the minutes from the March 2011 meeting, Paul Krickhahn seconded. All were in favor minus Greg Vurckio who was not a member of the Planning Board at the March 2011 meeting.

Jennie Snyder motioned to adjourn at 8:06 pm. Mr. Paul Krickhahn seconded. All in favor. Next meeting is scheduled for June 9, 2011.

Respectfully submitted,
Jennie Snyder