



Office of the Planning Board

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Town of Denning
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Town of Denning - Planning Board Meeting

June 9, 2011

Members of the Planning Board present were Mr. Carl Landon, Mr. Joseph Sibiga, Mr. Steve Bobik and Mrs. Jennie Snyder.

Members of the public present – Mr. Mike Dean

Meeting called to order at 7:08p.m.

Minutes from the May meeting were on Mrs. Snyder's computer and not able to be retrieved, will be read at the next meeting.

New Business

Next meeting, Joy Montforte will come before the planning board at the July regular meeting with a lot line adjustment. Her property SBL 43.3-3-11 will add a small corner to make her driveway easier to get in from the property SBL 43.3-3-10 (owner Paul Baeyans).

The Blue Hill Lodge property (SBL 50.1-1-44 and 50.1-1-43) will be moving the house and barn on the property. The owners of the property have not discussed their intentions with the town planning board nor the town board. The present zoning law address this issue in section 8.3, but it is somewhat vague. The present zoning law states that no building permits should be issued without a site plan review and approval if the site meets provisions such as requiring or providing 10 off street parking spaces. Mr. Carl Landon believes that they should come before the planning board with a revised site plan prior to moving the buildings. There were questions about the location of the buildings and their proximity to septic systems, property lines and other buildings. Also, the buildings must not be put in the right away to get to the back of the lot. The barn and house are on the smaller lot and if the buildings would be moved to the commercial lot, they must come before the planning board. After much discussion it was decided that Chairman Carl Landon would discuss the issue with Karl Von Hassel, the code enforcement officer, and the Blue Hill Lodge property owners to let them know that they must come before the planning board prior to moving the buildings.

Mr. Carl Landon informed the planning board that the land next to the river behind the town hall will be a demonstration project for DEP stream management and the land adjacent to the town hall will be a sculpture and flower garden.

Old Business

Comments on the zoning law from the prior meeting. At the May meeting, comments of the planning board were recorded on the new zoning law. Mr. Steve Bobik was not present at the meeting. His comments were:

Wood burners not possible in the hamlet, even though they allowed use, due to property size in the hamlet. Wood boilers must be 250ft from corner of building and 150ft from the edge of your property. The size of a lot in the hamlet is 1 acre which is 200 by 200 feet. This regulation excludes the hamlet without actually banning the use in the hamlet.

Limits non-commercial windmills to one – which opens the door to potential litigation – the restrictions may not be enforceable. The state promotes wind power, so this restriction may be one that the town would not be enforceable.

Mr. Carl Landon will be coming up with in house training for the Planning Board to fulfill the 4 hours of training required by the state.

Mr. Carl Landon proposed having a planning board secretary to Mike Dean. Mr. Landon will draft a letter to give to Mr. Mike Dean to give to the town board. Tammy Beck the assistant Town Clerk would be an ideal candidate. The money would be from the Planning Board budget. Everyone agrees that it would be in the town's best interest.

Billy Van Aken has not attended a meeting in 7 months. If he is not interested in being a member anymore, the town board needs to approve a new member.

Mail was read, nothing of importance was received.

Mr. Joe Sibiga made a motion to adjourn at 8:26 p.m., Mr. Steve Bobik seconded. Meeting adjourned at 8:26 p.m.

Respectfully submitted,
Jennie Snyder