



## Office of the Planning Board

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**Town of Denning**  
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## Town of Denning - Planning Board Meeting

June 28, 2011

Members of the Planning Board present were Chairman Carl Landon, Mr. Paul Krickhahn, Mr. Joseph Sibiga, Mr. Greg Vurckio, Mrs. Jennie Snyder, and Mr. Steve Bobik. Members absent Mr. Billy Van Aken.

Also present members of the public - Elaine Beck, Tom Matthews, Mike Dean, and Kevin Smith

Meeting called to order at 7:00 p.m. by Chairman Carl Landon.

Chairman Carl Landon opened special meeting of the Planning Board and thanked board members for coming. Also, introduced Tammy Beck, a prospective secretary for the Planning Board.

Motion to accept Tammy Beck as the new Planning Board secretary by Paul Krickhahn, seconded by Greg Vurckio, all in favor.

### **Objective of Meeting**

- To collect and study information on the Blue Hills Lodge site plan without any formal decision making.

Chairman Carl Landon stated that normally this would take place over a couple of months. Normally they would submit a site plan and the board would have a month to gather information, and review it. The board would have up to 145 days to respond with a decision. But, in this case the Planning Board found out that they had some monetary commitments, and had things under way before the board could alert them that they needed a new site plan. They had submitted a site plan when they first purchased the property and the Planning Board had reviewed it at that time. So this will be a modification of the original site plan, since it is on the same property. The Planning Board has the responsibility of reviewing a site plan and the current zoning when more than 10 parking spaces are being considered for that parcel of land. The board also has the responsibility to consider the impact on the community.

Mr. Tom Matthews, representing the Blue Hills Lodge stated that Code Enforcement Officer Karl Von Hassel had issued them all the necessary paper work. He continued to express the Blue Hills Lodge's desire to relocate the white house and barn to a different locations on the same property to better suit their needs. Because of structural damage to the house and barn they will need to be reinforced and modified. They are aware that the renovations will need additional building permits. The owner of the property Frank Nicoletti would like to make the barn into an art museum and the house into 2 apartments with a rear ground level addition, with the intension of the ground level apartment, to house the manager of the motel / store and entire complex.

Chairman Carl Landon requested the SBL for both parcels and Mr. Tom Matthews provided the board with the SBL's 50.1-1-43 and 50.1-1-44. Discussion followed concerning acreage, and that the Blue Hills Lodge is in the process of combining the two parcels.

Mr. Tom Matthews distributed site maps to the board members. Discussion followed on the maps and locations of intended modifications. The board will determine the location for the access to the rear property. Discussion followed concerning the rear access of the property and the floodplain.

Mrs. Jennie Snyder inquired about the septic plan. Mr. Matthews showed the board members a copy of the current septic plan being used, which is 18 months old. He stated that the plans are also on file down in Grahamsville. The DEP informed him that if they were to add a single bathroom to the art museum they would need an extra lateral. The house will need a pump station as well as a new septic tank. The modifications for the septic will go under separate building permits.

Chairman Landon inquired about the current number of motel rooms. Mr. Matthews responded that there is presently 5. He also mentioned an unfinished area that they have a building permit on file, for a possible catering hall. He also showed the board members the plans for it. However, they are toying with different ideas for the area including 3 more motel rooms.

Mr. Matthews stated that the current location of the house and barn will be graded off and seeded with grass. He handed out maps to the board members of the utilities that will be buried and the location of the generators. He informed the board that they will require an additional walk in cooler and that the house will need another well drilled. The well site is still to be determined by the well driller.

Chairman Landon inquired about lighting. Mr. Matthews told the board that the existing telephone poll lamps left behind by the YMCA, will be removed and replaced with new decorative lampposts. Discussion followed on lighting and the consideration of the surrounding neighbors.

Chairman Landon inquired about the exterior appearance of the barn and house. Mr. Matthews replied that the exterior on the barn would look the same except for the new doors and windows. The house will look the same except for the siding. Mr. Steve Bobik went to the location to inspect the future site of the buildings and stated that everything looked fine. Discussion followed.

Chairman Landon inquired about when the Federal flood maps will be completed. Mr. Mike Dean commented that they should be completed by 2014. Discussion followed.

Chairman Landon asked if the public would like to comment.

Mr. Kevin Smith expressed his concerns on the rapid expansion of the Blue Hills Lodge infringing on the quality of life for its neighbors and community. He also expressed the desire of the Town of Denning residents to live in quiet and peaceful environment and worries that our community will become another Woodstock.

Chairman Landon stated that before there could be any further development or expansion there would be public meetings. These meetings would be to inform the public of any future plans and to receive feedback from the community before anything could be approved. Mr. Kevin Smith thanked him for that.

Chairman Landon inquired about the 911 addresses of the property and informed Mr. Matthews that each building needs its own 911 address. Discussion followed.

Mr. Matthews stated that they had already applied to the State Liquor Authority for the picnic tables, and letters were sent to the neighbors informing them. Mr. Smith asked about the letters, as he never received one. Mr. Matthews replied that a notice was put in the Townsmen as required.

Chairman Landon inquired about how the driveways will be done. Mr. Matthews stated that they would be graveled. Discussion followed.

Chairman Landon asked if anything else needs to be addressed. Mr. Joe Sibiga commented that all areas have been covered.

Mr. Matthews commented on snow removal. He stated that all snow removal would be done from his side only now. Mr. Smith thanked him for that.

Chairman Landon commented that he would like to hear feedback from the other neighbors, to address any concerns that they may have. He also asked if they could hold off anything major until the Planning Board approves it. He thanked Mr. Matthews for coming. He stated that any decisions from the Planning Board would be forthcoming.

Motion to adjourn at 8:14 p.m. by Mr. Paul Krickhahn, seconded by Mrs. Jennie Snyder, all in favor.

Next meeting is scheduled for July 14, 2011 at 7:00 p.m.

Respectfully submitted,  
Tammy Beck  
Planning Board Secretary