



Town of Denning - Planning Board Meeting

February 14, 2013

Members of the Planning Board present were Chairman Carl Landon, Mr. Joseph Sibiga, Mr. Greg Vurckio, Mrs. Jennie Snyder, Mr. Steve Bobik, and Mrs. Katherine Parr. Mr. Dennis Deyo is absent.

Members of the public present Councilman Mike Dean and Thomas Matthews, Jim Tisch (Frost Valley) and Mr. Macurieo.

Meeting called to order at 7:07 pm by Chairman Landon.

Old Business

Reviewed the final draft preliminary plat subdivision of the Komonchak property SBL 43.3-2-27 at the local street address is 493 Red Hill Knolls Road. The surveyor gave us a copy and we approved their layout of 3 lots very much like the review in December 2012 Planning Board meeting.

Total of 98.3 acres of land on both sides of Red Hill Knolls Rd, This is a 3 lot subdivision, 9.4 acres with about 700 feet road frontage, 32.7 acres with a residence and about 700 feet road frontage, and 48.2 acres on the other side of the road. Mr. O'Bryan is the one purchasing two of the lots without the residence and the rest of the family members keeping the parcel with the residence.

We requested a list of all the property owners (18 owners) be submitted to the planning board with their signed agreement before we signed the Final Subdivision Map. The Surveyor Mr. Macurieo from Pine Bush, will send it to the town clerks office attention Planning Board and also copies of the final maps to be signed, in the near future.

Motion to accept the Subdivision as provided on the final preliminary plats by Joe Sibiga, seconded by Steve Bobik, All in favor. Official signing of the maps will take place when we have proof that all parties on the deed concur.

New Business

Jim Tisch, representing the Frost Valley YMCA, presented the planning board with the plans to add a pavilion attached to the Farm Dining Hall, adding outdoor seating for the Hall. We drew on the map where we changed the driveway location. The Building Inspector was interviewed and gave his input on the project prior to the planning board meeting. The address of the Farm Dining Hall is 2849 Denning Road, and it has the required setbacks from the road.

Discussion on the purpose of the expansion followed. This does not add additional function to the property just outside seating. The neighboring properties, far away, have no issues with the addition. No additional living quarters are proposed at this time.

All members present agree with the approval of the simple pavilion addition to the Farm Dining Hall and do not see any impact and consider it only a minor modification.

The site plan was signed as presented with the minor change of the driveway to the building, for our records.

Continuing Business

Tom Mathews presented the Planning Board with the Finished Site Plan for the Blue Hill Lodge and Café Event Center that we requested at our January Meeting. This Site Plan is a clean copy and has all the changes we requested after the last site modification.

We reviewed the site plan with much discussion and were pleased that they included the changes. Everything looks great and some of the improvements exceeded our request. They did however call the Event Center "Conference Center" as per the request of the Code Enforcement Officer. Since we have been calling it "Event Center" and approved that specific function in past meetings and given them a special permit to hold events at that "Event Center" location, we decided to Call Karl Von Hassel at home to get his input.

He said he didn't realize we had already given the special permit with the name Event Center and agreed that it should remain Event Center. We thanked him for his input, expertise, and assistance to the planning board.

Motion to approve the site plan for the entire Blue Hill Lodge Complex by Mr. Steve Bobik, seconded by Joe Sibiga, all in favor. Signed the Site Plan's with the minor modification of the name Event Center instead of convention.

Continuing Discussion and Preparation for Public Hearing

We then discussed the upcoming Public Hearing for the proposed application for manufacturing beer at the Event Center to be held on February 23, 2013.

Planning Board needs to sign off on The SEQR for the site and Tom Matthews gave the information to the planning board which we said we would follow up for their certification.

Jennie Snyder led the discussion and suggested (and will make up) an agenda for the public hearing. We discussed the format and duration of the meeting to cover all aspects including the presentation and question and answers from the public.

The point of the public hearing is to gather input and concerns of the public with regard to the application for manufacturing beer and not to make decisions at the meeting. We will give them as much information as possible. The Blue Hill Lodge will give a presentation on the brewery process and field some questions.

For some of the planning board members this is the first large scale public hearing and we want to keep focus on the issue at hand. Katherine Parr explained how to keep order.

The Chairman will give an introduction and explain the format of the meeting and define the manufacturing requirements as per the application given to the planning board and how it applies to our current zoning.

The Blue Hill Lodge will give a presentation on their proposed brewing process and field some questions.

The planning board will then field questions from the public as well as let them know any other information that wasn't covered in the presentation. Also paying close attention to public's request for conditions on the manufacturing.

Jennie Snyder will video record the meeting, and she will take over the meeting if the chairman is unable to attend.

We discussed sending out a survey to get public opinion on the brewery and we decided that it was inappropriate as we are unable to represent the Blue Hill Lodge and that we haven't taken a survey at a public hearing in the past.

More discussion followed until we felt confident we have covered the agenda for the public hearing.



January 10, 2013 minutes were read by the computer. Motion to accept January's minutes by Mrs. Jennie Snyder, seconded by Mr. Greg Vurckio. All in favor. The Board signed January's minutes.

The Chairman thanked the Board members for coming to tonight's meeting. Motion to adjourn at 9:20 pm. by Mrs. Katherine Parr, seconded by Mr. Joe Sibiga. All in favor.

Public Hearing is scheduled for February 23, 2013 at 10 am at the Fire House Community Center. Next meeting is scheduled for March 14, 2013 at 7:00 pm.

Respectfully submitted by,
Carl Landon
Planning Board Chairman

In need of a secretary....