



Town of Denning - Planning Board Meeting

July 11th, 2013

Members present were Greg Vurckio, Chris McInerney, Dennis Deyo, Steve Bobik, Katherine Parr, and Joseph Sibiga.

Members of the public present were Gary Hoff, Michael Bull, George Elias, and Councilman Mike Dean.

Meeting called to order at 7:04 PM by Chairman Sibiga.

Old Business

Mr. Gary Hoff, representing Judd Hirsch of Sundown (SBL 58.002-4-20), has returned from our June 13th 2013 meeting. Mr. Hoff gave a description of the proposed lot line change to the Planning Board members who weren't present at our last meeting. Parcel 1, which consists of 5.136 acres, and after lot line change, will become a 3.467 acre lot. Parcel 2 will then consist of 16.209 acres. Motioned to approve the lot line change made by Chris McInerney, seconded by Dennis Deyo. All were in favor. Chairman Sibiga signed off on the maps.

New Business

George Elias is concerned that taxpayers of the town would be bearing the brunt of adding some town road mileage; in reference to Michael Bull's property. The county tax map describes Kawlija Rd. as a "proposed town road," during the time Clayton Brooks was in office. Snowplowing and maintenance has always stopped at Lilian Scoals. Mr Elias goes on to say: If the town is going to extend the mileage of town roads, it should be requested or granted that it wants to or not. He also asks if the workman know where the right-of-way is? And has the Town Board given any approval to extend the town road?

Mr Bull tells us the surveys and deeds to his two parcels say that Kawlija Rd is in fact 'private.' Mr. Bull also had contacted NYS DOT, and they said the road is .4 miles long. Mr. Vurckio asked who said the town would take the roads over? Mr. Deyo said that it was proposed, and not official. It was brought to Mr. Bulls attention that the YMCA wants to log their lands at the end of the road. Ms. Parr asked Mr. Bull if he wants to keep Kawlija rd. private? Mr. Bull replied yes.

Mr. Bull went on by saying that some YMCA members weren't exactly sure how to access their lands on Kawlija rd. He also wonders why the public is using the private road to gain access. And how much of the public knows about it. Mr. Bull also said if the road did become a town road, to gain the 50' ROW, the woods would have to be cleared. Mr. McInerney asked if the YMCA's deeds discuss a right-of-way? Mr. Bull replies there's a 25' ROW between the YMCA's land, and his land; so that NYS can access their land. Discussion followed while looking at various survey maps.

Chairman Sibiga added that we were under the impression that this road was the right-of-way to access the YMCA land. Mr. Bull asked if the Y will maintain the road then. Mr. Vurckio said they don't necessarily have to. Mr. Bull said the Y already has a road off Red Hill Knolls

rd., and asked if they (YMCA) can use that road instead? He said it would be less destructive to use that road vs. Kawlija rd. Mr. Vurckio stated that our former chairman (Carl Landon) has tried to contact you (Mr. Bull) to come in and talk to us then. Mr Bull said that he was in to combine two parcels, and that this was never brought up, and that he never received any letters from Carl. Mr. Bull went on by saying Town law prohibits a private road be used to access public lands. Mr. Bobik said that because you have to be a member of the YMCA to access their lands, that it isn't necessarily public use. Chairman Sibiga said he was only aware that this use of Kawlija rd. would only be used for logging purposes, and not public access. Mr. Vurckio added that this doesn't mean no one on Kawlija rd. can log their own property. Mr. Deyo commented that the board needs to take another look at the Y's deeds, and see if there are any easements. Chairman Sibiga said that we'll have to notify Jerry Huncosky to further investigate. Mr. Vurckio states that if all property owners have an easement on that road, any or all of them can fix the road. Mr. Bull added that he has invested his own money to repair the road. Discussion followed. The board will reconvene at August's meeting to further discuss. Mr. Bull will attend. Chairman Sibiga will ask Jerry Huncosky to also attend to discuss this matter in detail.

The Board discussed the proposed Kimball Parker land division. The board has decided to postpone the Public Hearing until September, to allow more time to research property line contentions, and potential right-of-way disputes. Chairman Sibiga told the board that he has notified the three surrounding property owners that are potentially involved with this land division, and have not received any correspondence of any kind from them. Discussion followed regarding the YMCA/Woody Cyr property line contention. Chairman Sibiga read an email from Jerry Huncosky, stating the deeds say two different things, and that instead of allowing the courts to decide, he proposes dividing the property in question, in half. Mr. Vurckio mentioned that he was told Kimball Parker's property borders State Preserve land, and thinks that the Ulster County Planning Board may need to get involved. He will research this and discuss next meeting.

George Elias talks to the board about town road abandonment. Mike Dean states that you can abandon a road that goes to state property if there is another access. Discussion followed.

Chairman Sibiga mentioned that Jerry Huncosky has recommended his assistant, Karyn Sheeley, to take the Planning Board minutes. He contacted her, and she said with the driving involved, and other obligations, that the \$30/month simply would not be enough. Mike Dean asked if she said what would be enough to do it? Chairman Sibiga replied that he originally thought that \$50/month would be adequate, and suggested that to Supervisor Bruning. But at the next Town Board meeting, the board agreed on \$30/month.

Ms. Parr suggested that we take out an ad in the Townsman for a Planning Board secretary, included in the ad "some compensation available." Chairman Sibiga liked the idea.

Correspondence

There is an informational meeting on the National Flood Insurance Program. The scope is to inform officers regarding the upcoming changes to the NFIP and how it will potentially affect their communities. Its on July 24th at the Emerson Resort, Mt. Tremper from 2-5 and from 6-9. Katherine Parr volunteered to attend, and Steve Bobik may attend.

The May 9th Minutes were read by Mr. Parr. Motion to accept the May 9th minutes made by Steve Bobik, seconded by Katherine Parr. All were in favor.

Motion to adjourn the meeting at 8:42 by Chris McInerney, seconded by Greg Vurckio. All were in favor.

Next meeting is on August 8th, 2013 @7:00.

Submitted by,

Joseph Sibiga
Planning Board Chairman