



DELAWARE COUNTY PLANNING DEPARTMENT

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DELAWARE COUNTY PLANNING BOARD

DATE: October 5, 2016

TIME: 7:00 PM

PLACE: Delaware County Public Safety Building

CPB: Nancy Gallup
Art Edel
Patricia Miele
Mark Lee
Donald Kearney
Jerry Dabrescia

PUBLIC: None

STAFF: Nicole Franzese, Director
Jessica Ulmer, Admin. Assnt.

Nancy Gallup opened the October meeting of the Delaware County Planning Board at approximately 7:00 PM.

Minutes

Motion by Art Edel to approve the August 2016 minutes with the correction on the second page to add Kent's name as well with Sean's regarding the update to the draft County Agriculture and Farmland Protection Plan, seconded by Don Kearney. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Middletown Planning Board, presented by Nicole Franzese, for a Special Use Permit for Faith American Brewing Company. Property is located on Ruff Road. The applicant is proposing to construct and operate a brewery. There is sufficient parking. The septic and stormwater plans are being reviewed by DEP. Motion by Mark Lee to approve, seconded by Pat Miele. All in favor. Motion carried.

Referral from the Town of Middletown Zoning Board of Appeals, presented by Nicole Franzese, for two Variances for Faith American Brewing Company. Property is located on Ruff Road. The applicant is proposing to construct and operate a brewery. The Variances are for the front setback from the Town Highway and the height of the proposed building. Motion by Mark Lee to approve, seconded by Pat Miele. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Nicole Franzese, for an Area Variance for Lilly Piacquadio. Property is located on NYS Route 28. The applicant is

proposing to replace a trailer that was lost in a fire earlier this year. Motion by Don Kearney to approve with the condition that no structure be located in the NYS 28 ROW, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Deposit Planning Board, presented by Nicole Franzese, for a Subdivision for Craig Conklin for Conklin Family Estate. Property is located on Dug Road. The applicant is proposing a 2-lot subdivision. Soils tests were done before the Towns regulations. Motion by Mark Lee to approve with the condition that the soils tests be recorded on the map, seconded by Jerry Dabrescia. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Nicole Franzese, for a Subdivision for Emory Henness Trust Lot #1 Division. Property is located on NYS Route 28. The applicant is proposing to split the property and do a BLA. Motion by Art Edel to approve, seconded by Pat Miele. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Nicole Franzese, for a Site Plan Review and Special Use Permit for Saputo Inc. Property is located on NYS Route 10. The applicant is proposing to add 2-3 more silos to provide more storage. Motion by Don Kearney to approve, seconded by Mark Lee. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Nicole Franzese, for a Site Plan Review and Special Use Permit for Stonewall Estate, Inc. Property is located on Holmes Hollow Road. The applicant is proposing to operate a Bed and Breakfast. Motion by Don Kearney to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Nicole Franzese, for a Site Plan Review for Stone and Sawyer. Property is located at 76 Main Street. The applicant currently sells ceramic lamps out of the building and would like to move kilns into the basement to make the lamps there. Motion by Art Edel to approve, seconded by Jerry Dabrescia. All in favor. Motion carried.

Referral from the Village of Hancock Village Board, presented by Nicole Franzese, for an Amendment to Zoning District Map. The Village is proposing an amendment to re-zone properties on West Main Street from Industrial to General Business. Motion by Mark Lee to approve, seconded by Pat Miele. All in favor. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Nicole Franzese, for a Site Plan Review for Jeff Bump. Property is located at 250 East Front Street. The applicant is proposing to operate a restaurant and canoe livery. Motion by Jerry Dabrescia to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Nicole Franzese, for a Site Plan Review for Eklund Farm Machinery. Property is located at 27696 State Route 23. The applicant is proposing to install a LED sign. Motion by Don Kearney to approve, seconded by Pat Miele. All in favor. Motion carried.

Other Business

Referral from the Town of Roxbury Planning Board for a Site Plan Review for Primax Properties. The applicant is proposing to construct a Dollar General on NYS 23 in Grand Gorge.

The Second Walton Armory located at 139 Stockton Avenue has been listed on the National Register of Historic Places.

The minutes from HA&P from the Depot meeting have Art Edel listed under the Ulster and Delaware Historical Society.

Nicole read the email from Kent to the Board regarding the Depot meeting. Nancy complimented Kent on his email. Nicole explained Nina's apology regarding her behavior at the Depot meeting. Nancy told the Board that she has spoken with Doug Kadow about presenting only one list. Nicole informed the Board that there is O'Connor money left in the Railroad account if they would be interested in using it for the Engineering Analysis; that can be decided at next month's meeting.

The possibility of the County Planning Board meeting at the Roxbury Town Hall for next month's meeting was discussed.

Motion by Art Edel to adjourn, seconded by Don Kearney. All in favor. Motion carried. Meeting adjourned at 8:00 pm.