



DELAWARE COUNTY PLANNING DEPARTMENT

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DELAWARE COUNTY PLANNING BOARD

DATE: May 3, 2006

TIME: 7:00 PM

PLACE: Delaware County Highway Building

CPB: John Hamilton
John Reynolds
Harold Bedford
Nancy Gallup
Art Stewart
Pat Meile
Mark Lee
Don Kearney

STAFF: Nicole Franzese, Director
Mike Clugston, Environmental Planner
Kent Manuel, Senior Planner
Tom Evans, Senior Planner
Jessica Ulmer, Senior Typist

John Hamilton opened the meeting of the Delaware County Planning Board at approximately 7:08 PM.

Minutes

The April meeting minutes were reviewed. Motion by Nancy Gallup to approve, seconded by John Reynolds. Motion carried.

General Municipal Law 239 Reviews:

Referral from the Village of Stamford Planning Board, presented by Kent Manuel, for a Site Plan Review for Ellicott Development Company, property located on the corner of Route 10 and Route 23. The applicant is proposing a Rite Aid Pharmacy. This application was reviewed by the County Planning Board in April for several sign variances. The Village ZBA granted all of the requested variances. The Village Planning Board has had the public hearing and will take action next week. It is proposed to be a one-story building, 85 parking spaces, 4 are for handicapped, will access off of NYS Route 10 and Windmead Road. The Village Planning Board may approve it contingent on DOT access permit. It is an allowed use. Motion by Mark Lee to approve, seconded by Don Kearney. Art Stewart abstained. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel, for Subdivision for William Thomson, property located on County Route 14. Environmental form and soils are done. The applicant is proposing to subdivide 36 acres out of 89 acres to be sold. There is an existing house on lot 1, soils tests have been done on lot 2. There will be a public hearing in May. There are two accesses to the lot the applicant is creating; Mostert Road and County Route 14. If the applicant chooses to use County Route 14, they must receive a County Access Permit from Delaware County DPW. Motion by Mark Lee to approve with the condition that the applicant specify which access he is going to use and if he chooses the County Route 14 access that he coordinate with the County DPW that the lot can be accessed by County Route 14, seconded by John Reynolds. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Kent Manuel, for a Subdivision for Joe Hanratty, property located on the Southeast side of Hornbeck Road. The applicant is proposing to subdivide 29 acres into two lots; one being 5 acres and the other being 23 acres. There is a well and septic on the smaller lot. Soils tests are done. A public hearing is scheduled in May. Motion by Nancy Gallup to approve, seconded by Mark Lee. Harold Bedford abstained. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Tom Evans, for a Site Plan Review and Special Use Permit, property located on East Front Street. The applicant is proposing to construct a restaurant/hotel similar to the old Hancock House Hotel. The building is proposed to be a three-story building. It meets all the setback requirements. The last time the application was presented there were issues with traffic. There will be a public hearing May 22nd. Motion by Pat Meile to approve, seconded by John Reynolds. Motion carried.

Referral from the Town of Deposit Planning Board, presented by Tom Evans, for a Subdivision for Delaware River Resorts, LLC., property located on Airport Road. The applicant is proposing a 13-lot subdivision, 12 of the lots being able to be developed. This application was previously a 26-lot subdivision. An Archeological study was done, SHPO agreed that development can only go down 10 feet in the ground because artifacts were found 20 feet below ground. There is a Bald Eagle's nest near by. They are proposing to flood proof proposed structures that are in the 100 year floodplain. All of the lots are about 5 acres. There will be retaining walls for homes and the homes will be raised. The County Planning Board was concerned about getting people off of Airport Road in the event of a flood. Motion by Mark Lee to approve with the condition that all of the homes be flood proofed and that the homes have no basements, seconded by Nancy Gallup. John Reynolds, Pat Meile, and Don Kearney opposed. Motion carried.

Referral from the Town of Andes Planning Board, presented by Tom Evans, for an Area Variance for Faith Chase, property located on Gladstone Hollow Road. If the variance is approved then the applicant is going to apply for a 2-lot subdivision. She has an existing house on the property. The barn won't meet the setbacks after the subdivision. There is a deeded Right of Way. Motion by Art Stewart to approve, seconded by Harold Bedford. John Reynolds abstained. Motion carried.

Referral from the Town of Andes Planning Board, presented by Tom Evans, for a Site Plan Review for Ellen Ciferri, property located on NYS Route 28, Main Street. The applicant is

proposing to use a neighbors property for a flea market site. The market will only be held on Saturdays. There will be a limit of 10 vendors. The vendors will have a contract with the applicant and the applicant will have a contract with the property owner. The market will be open from 8am-1pm, June through August. Parking for the customers will be mainly along NYS Route 28. Canopies are limited to a size no larger than 12x12 feet so that they won't block visual movement on Route 28. It won't operate in bad weather. Motion by Harold Bedford to approve, seconded by Don Kearney. John Reynolds abstained. Motion carried.

Referral from the Town of Andes Planning Board, presented by Tom Evans, for a Subdivision for Richard and Susan Cole, property is located on County Route 2/Cabin Hill Road. The applicant is proposing a 3-lot subdivision; 6 acres, 21.5 acres, 52.7 acres. The applicant needs to obtain County Access Permits from the County DPW. Motion by Pat Meile to approve pending County Access Permits are obtained by the applicant, seconded by Art Stewart. John Reynolds abstained. Motion carried.

Referral from the Town of Meredith Planning Board, presented by Mike Clugston, for an Adoption of a Comprehensive Plan. Motion by Nancy Gallup to approve, seconded by John Reynolds. Motion carried.

Referral from the Town of Kortright Planning Board, presented by Mike Clugston, for a Subdivision for New York Land and Lakes, Inc., property located at Fieldstone Forest Subdivision on 96 Road. The applicant is proposing a 13-lot subdivision. The property was subdivided in 1984; however none of the lots were sold therefore they are presently re-subdividing it. Soils tests and Stormwater Plans are done. A road profile is done. The land owners will maintain the road and stormwater infrastructure. It will be in each deed. Motion by Mark Lee to approve with the condition that buffer areas be drawn on the map around the deep test pits and that the wells and the setbacks be drawn on the map, seconded by Don Kearney. Nancy Gallup abstained. Motion carried.

Referral from the Town of Masonville Planning Board, presented by Nicole Franzese, for a Temporary Moratorium on Building, Assembly and Installation of Commercially-Operate Wind Energy Facilities. Motion by Mark Lee to approve, seconded by Nancy Gallup. Motion carried.

The next County Planning Board will be held at the Delhi Middleschool because the Department of State will be giving a training on wind power there.

The Village of Fleischmanns have contracted the Planning Departments TPAS services.

The Town of Shandaken will be having a public hearing for the proposed local law to adopt an official zoning map of the Town of Shandaken.

Motion by Harold Bedford to adjourn, seconded by Don Kearney. Meeting adjourned at 9:30 p.m.