



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

Highway Department Building • P.O. Box 367 • Delhi, New York 13753
Phone (607) 832-5444 • Fax (607) 832-6070 • Email: pln@co.delaware.ny.us

DELAWARE COUNTY PLANNING BOARD

DATE: April 6, 2022

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

CPB: Art Edel
Will Outsen
Matt Gray
Travis O'Dell
Dale Downin
Jim Thomas
Diane Munro

STAFF: Shelly Johnson-Bennett, Director
Sean Leddy, LA
Ned Brower, Planner
Jessica Ulmer, Admin. Asst.

PUBLIC: Frank Selleck, Muddy Rivers
Dustin Wood, Muddy Rivers

Minutes

Motion by Matt Gray to approve the March meeting minutes, seconded by Jim Thomas. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Tompkins Planning Board, presented by Sean Leddy for a Subdivision for Starlight Forests LLC. The property is located on Carcass Brook Road aka Chase Brook Road. Approved soils tests have been performed. Motion by Travis O'Dell to approve, seconded by Jim Thomas. All in favor. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review and Special Use Permit for Chuck's Rustic Handmade. The property is located at 393 West Main Street. The applicant is constructing and selling furniture made from wood pallets. The neighbor was concerned with the material on the property owners front lawn. The Village Code Enforcement Officer is requiring the applicant to keep the materials in the back yard

and covered up. It is classified as a Home Occupation. Motion by Art Edel to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Sidney Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review and Special Use Permit for Misty River Partners, LLC & Muddy Rivers Hopps, LLC. The property is located at 15544 Co Hwy 23. The applicant started their business in 2013 as a Hopp Farm. In 2018 it operated as a Brewery with a Seasonal Tap Room. They have been in operation for four years. The neighbor has expressed much concern regarding the noise, smoke from one small fire pit, and the parking issues. To mitigate the neighbor's concerns, the applicant has changed their hours of operation to be open Thursday through Sunday and close at 9pm. There are 32 parking spaces with an overflow parking lot across the street, and "no parking" signs have been put up on Route 23. The County Planning Board expressed concern regarding the customers crossing the road from the overflow parking lot. The applicant has also erected a fence for more privacy for the neighbor. Delaware County Public Works has approved the site distance for the access. The business will operate May through October. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Franklin Planning Board, presented by Sean Leddy for an Amendment to their Zoning Law. The proposed amendment would decrease the distance of the required setbacks regarding new commercial buildings next to residential dwellings. Motion by Travis O'Dell to take no action, seconded by Art Edel. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Sean Leddy for a Site Plan Review for Matthieu Befve. The property is located at 152 Main Street. The applicant is proposing to operate a Ceramics Studio and a Coffee Roasting Room with a Sun Room. The coffee will be sold off-site. Motion by Jim Thomas to approve, seconded by Matt Gray. All in favor. Motion carried.

Other Business

Climate Smart Communities: A handout was given to the County Planning Board for a free webinar that the County will get points for anyone attending. Shelly has summarized the CLCPA Scoping Plan and Jessica will email the letter, essay and reports to everyone. Shelly explained that it is not affordable or realistic to go all green. The BOS will be passing a resolution in opposition to it. Shelly explained that new growth needs to be managed and not left to be forever wild.

County Comp Plan: Shelly has requested to use ARP funds to hire a consultant to do the County Comp Plan. There is Economic Development money available to match it.

Housing Study: Shelly is preparing the RFP to hire a consultant.

Shelly attended the annual CWC meeting yesterday regarding the new FAD for 2027. The Water Supply Permit is due this year. Shelly told the Board that we need to have a Community Impact Resilience Study done. We have requested the Department of Health to get it done. They haven't done it yet. Kevin has made it clear that if the Study does not get done and if the Land Acq Program does not end and if SAP does not become a volunteer program that Delaware County will not support the FAD. Tina is in support of Kevin's position. Kevin is preparing a draft easement with new language that the NYC DEP is supporting. Standing easements need to

be amended as well. Comments are welcome from the County Planning Board and are due by June.

Dale added that short-term rentals and their impact on available housing needs to be addressed.

Motion by Travis O'Dell to adjourn at 8:40pm, seconded by Matt Gray. All in favor. Motion carried.