



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: April 5, 2023

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

CPB: Art Edel
Will Outsen
Travis O'Dell
Bruce Dolph
Dale Downin
Diane Munro
Mark Lee

STAFF: Shelly Johnson-Bennett, Director
Ned Brower, Environmental Planner
Sean Leddy, Landscape Architect
Jessica Ulmer, Admin Asst

PUBLIC: Lee Marigliano, Architect

Will Outsen opened the April meeting of the Delaware County Planning Board at approximately 7:00 PM.

Minutes

Motion by Dale Downin to approve the March meeting minutes, seconded by Bruce Dolph. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Site Plan Review for Mountain Top Airfield LLC. Property is located at 394 Zimmerman Road. The applicant is proposing to operate a mini track in addition to the existing Safety track. The applicant is proposing to change the operating hours from 3-5 days a week to 7 days a week. They want to allow unlimited types of vehicles on both of the tracks. They have cleared 4 acres prior to approval. There is also a shooting range on the property the applicant says is for personal use. The Town Board would like to see a shooting range Site plan as well. The SWPPP and acoustic study has been submitted; however, there was not enough time to address the recommendations yet. The public hearing will not be scheduled until the escrow is funded.

The SWPPP has been reviewed by a third party. The Town has a Site Plan Review Law but no zoning. Motion by Diane Munro to disapprove due to lack of the following:

- A detailed plan of parking and uses and vehicles on site
- Lighting for parking and facilities
- SWPPP approval
- Appropriate sound study
- Traffic Study due to increased days of operation

seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Subdivision for Ted Dziejewit. The property is located on Middlebrook Hill Road. The applicant is proposing a Subdivision. Soils tests have been done. Motion by Art Edel to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Lee Marigliano for a Site Plan Review for Delaware Opportunities. The property is located at 35430 St Hwy 10. The applicant is proposing to construct additions onto the existing building. The additions will include office space, a child advocacy suite and a conference room as well as added storage space. Motion by Mark Lee to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Sean Leddy for a Site Plan Review for the Hamden General Store. The property is located at 35796 St Hwy 10. The applicant is proposing to serve beer and wine and is in the process of obtaining their liquor license to do so. Motion by Dale Downin to approve, seconded by Art Edel. All in favor. Motion carried.

Other Business

Climate Smart: Shelly had a conference call with Kevin Young regarding Delaware County receiving intervenes status for the four towns and the County into party status. The information will be put into a study and analyzed as the power lines are constructed. It is all underground. The application is Public Service Commission. It will be using the existing ROWs. The Clean Path Line is the name of the project. Shelly will send the information to the County Planning Board as well as the NYSERDA model Solar Law and the Battery Storage Law; then we can start conversations with the local boards.

There will be a meeting next Tuesday with DEP to talk about shutting down the Pepacton and the Cannonsville in October for 8 months. The Cannonsville will be drawn down. Shelly will send Travis information. It is on the FUDR website. The decision is made in New Jersey by measuring the salt; 5-party decree; 5 States.

The CWC meeting was yesterday regarding the proposal for SAP. There is an article in the Times union.

The ARC grant has been approved for the IRT.

Lead Agency Request: The Town of Harpersfield would like to be Lead Agency for the Mountain Top Airfield, LLC project. Motion by Mark Lee to approve the Town be Lead Agency, seconded by Diane Munro. All in favor. Motion carried.

Kent sent one of the applicants for the Grants Manager position an offer letter.

The \$50,000.00 Housing Study grant for the County Comp Plan has been extended to December 2024.

We received approval from the State to do the asbestos abatement on 14 of the Flood Buyout homes. We also received a waiver for the Historic Features salvage. There is an issue regarding DPWs gravel contract and bidding. Shelly is working on the reimbursement for the Project.

Motion by Art Edel to adjourn, seconded by Travis O'Dell. All in favor. Motion carried. The meeting ended at 8:45pm.