



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: April 7, 2021

TIME: 7:00 PM

PLACE: ZOOM

CPB: Art Edel
Matthew Gray
Will Outsen
Dale Downin
Mark Lee
Diane Monro

STAFF: Shelly Johnson-Bennett, Director
Kent Manuel, Chief Planner
Andy Acker, Planner
Kristin Janke Schneider, Env. Planner

PUBLIC: Glen Ancona, Applicant

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

Minutes

Motion by Mark Lee to approve the March meeting minutes, seconded by Art Edel. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Davenport Planning Board, presented by Andy Acker for a Subdivision for Esperanza Segarra. The property is on White Hill Road and Frank Slawson Road. The applicant is proposing a 3-lot subdivision. There is sufficient road frontage. The soils tests are not on the map yet. The local board feels that the soils tests will pass. Motion by Mark Lee to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Davenport Planning Board, presented by Andy Acker for a Subdivision for Todd and Troy Rider. The property is located on NYS Hwy. 23. The applicant is proposing a 2-lot subdivision. Soils tests have been done and are shown on the map. NYS DOT has approved the access. The applicant will be doing a BLA later once the subdivision has been approved. Motion by Dale Downin to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Andes Planning Board, presented by Kristin Janke Schneider for a Site Plan Review and Special Use Permit for Catskills Harvest Foodworks LLC (Nicole Day). Property is located on NYS Route 28. The applicant is proposing to operate a counter service café including beer and wine for outdoor dining during warm months and grocery store dining during cold months. The County Planning Board had a few concerns regarding the application. The applicant has proposed to extend the hours of operation; therefore, staying open later at night when it is dark out. There was concern that there is no additional lighting proposed. The outdoor dining is proposed to be bordered by a rope making the Board concerned that children could go into the 55 mph road. Kristin explained that the local code enforcement officer will be discussing with the applicant about putting up a fence around the outdoor dining area. The Board was concerned with the safety of cars entering and leaving the parking lot onto the NYS Road. Motion by Art Edel to conditionally approve with the condition that the applicant address these concerns, seconded by Diane Monro. All in favor. Motion carried.

Referral from the Village of Deposit Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review and Special Use Permit for Luke Tucker. The property is located at 36 H Decker Road. The applicant is proposing to build and operate a Drive-In movie theatre. Motion by Mark Lee to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Site Plan Review for Hidden Waters Holdings, Inc. (Glen Ancona). The property is located on County Hwy. 3. The applicant is proposing to construct and operate self-storage. The applicant has received a permit for the access. The applicant has met with NYC DEP and is working with them on a the stormwater drainage retention areas that will be engineered. The ground surface will be gravel. The applicant has applied for a grant through CWC to help pay for costs associated with the stormwater. There is a lighting plan included in the application. Additional trees are proposed. Will questioned the height of the trees and Glen responded that they will do what is required. The applicant's plan includes four rows of storage units; however, they are intending to build the first two rows and then build the last two according to the demands. Kent explained that many people that attended the public hearing said things that were out of line and inappropriate. This is an allowed use with the Special Permit. Glen explained that the contracts for the month to month leases will include NYS specifications regarding the lease and use of the units. Motion by Dale Downin to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Sidney Town Board, presented by Shelly Johnson-Bennett for an Amendment to the Zoning for the Town of Sidney. The Town incorporated most of Shelly's comments. She explained all of the additional information that was added to the Law to the County Planning Board. The Town also updated their map. Motion by Diane Monro to approve, seconded by Art Edel. All in favor. Motion carried.

Other Business

Climate Smart: Kent reported to the Board that we have lost points since they expire. He will be meeting with Terry Carol Kent informed the Board that there will be an event coming up for the public to attend.

The County Planning Board agreed to meet in person for the May meeting. It was mentioned that maybe the June meeting can be held at the Margaretville park and we can do a site visit to the Fleischmanns Freight House. Andy suggested showing the Board the drone footage of the Freight House as well at that meeting.

Andy reported the drone flight that him and Josh did in response to a missing persons call from the Sheriff's office.

Motion by Art Edel to adjourn, seconded by Dale Downin. All in favor. Motion carried. The Meeting adjourned at 8:30 PM.