



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: August 3, 2022

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

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

STAFF: Sean Leddy, Landscape Architect
Kent Manuel, Chief Planner
Jessica Ulmer, Admin Asst
Delaney Brown, Student Intern

PUBLIC:

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Town of Meredith Planning Board, presented by Sean Leddy for a Subdivision for Dan and Rachel Martin. The property is located on Irish Hill Road. The applicant is proposing a 2-lot Subdivision. There is an existing house and single wide on the property. The new parcel has its own access and septic. The applicant applied for a waiver for the parcel size and it was accepted. The application was approved by the local Board pending CPB approval. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Meredith Planning Board, presented by Sean Leddy for a Subdivision for Da and Rachel Martin. The property is located on Irish Hill Road. The applicant is proposing a 3-lot Subdivision; the parcel has been subdivided before a few times, therefore, classifying this as a Major Subdivision. The local Board waived the second public hearing and the final plat fee. There is an approved access and test pits have been done and are on the map. The local Board approved the application pending CPB approval. Motion by Mark Lee to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Livestock Foundation. The property is located at 50 Creamery Road. The applicant is proposing a community focused Commercial Events Center, hosting the farmers market and other community events. One to two events are proposed per week. The public hearing is scheduled for August. Motion by Bruce Dolph to approve, seconded by Travis O'Dell. Dale Downin abstained. Motion carried.

Other Business

Climate Smart Communities: No update.

The Board welcomed Student Intern Delaney Brown.

County Comp Plan: ARP money was awarded to the County Planning Board to do a County Comp Plan. ARC funds will be matching the ARP money. The next step will be to send an RFP out to hire a consultant.

There are three vacancies in the Department.

Fleischmanns RR: On hold.

The Department will be at the Fair next week with Soil & Water. Kent invited the Board members to sit at the booth as well.

Motion by Art Edel to adjourn at 7:30pm, seconded by Dale Downin. All in favor. Motion carried.