



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: August 2, 2023

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

CPB: Art Edel
Will Outsen
Dale Downin
Bruce Dolph
Matthew Gray
James Erwin

STAFF: Shelly Johnson-Bennett, Director
Kent Manuel, Chief Planner
Sean Leddy, Landscape Architect
Cora Bennett, Intern

PUBLIC: Jesse Hilson, The Reporter

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 with the amendment to the Town of Deposit referral, seconded by Dale Downin. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Special Use Permit for Preston Post. The property is located 1515 County Hwy. 5. The applicant is proposing to operate a creamery to make cheese. The milk will be from the applicant's dairy farm. There will be one employee. The Town has no issues. The creamery waste will go to the municipal system and the bathroom in the barn will be hooked up to an existing septic system. The Board mentioned that if the business becomes more commercial there may be a need for a change of use for the highway access from Delaware County DPW. Motion by Dale Downin to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Gideon Frisbee. The property is located on NYS Hwy. 10. The applicant is proposing a farm store and Sap House. The applicant is Ron Frisbee as part of a family trust and Gideon is representing them. No on-street parking is proposed on NYS Route 10. The application was reviewed by WAC and approved as a rural enterprise. Motion by Bruce Dolph to approve, seconded by James Erwin. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review for Delaware County DSS. The property is located at 161 Main Street. The proposed 2-unit dwelling will serve as a homeless shelter. Motion by Art Edel to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Village of Walton ZBA, presented by Sean Leddy for an Area Variance for BAPA Network LLC (Dunkin Donuts). The property is located at 168, 170, 174 Delaware Street and 2 Liberty Street. The applicant is proposing to construct and operate a Dunkin Donuts restaurant and is requesting two variances: 1) the number of parking spaces proposed is 13, the requirement is 17 parking spaces. 2) the front yard setback proposed is 52.80 feet from the centerline of Delaware Street and the code requires 75 feet. Motion by Dale Downin to take no action, seconded by Art Edel. All in favor. Motion carried.

Other Business

Climate Smart: Kent reported that Green Energy is becoming a necessary component of some grant/funding applications.

Lead Agency: A correction to the agenda to clarify that this was not a referral from the Village of Stamford but rather the Village was identified as an involved/interested agency and was sent the Lead Agency Request from Delaware County, who is requesting to be Lead Agency on the NYC 2023-2033 Long Term Land Acquisition Plan. No action was required.

Shelly updated the Board on the IRT.

Motion by Dale Downin to adjourn, seconded by Art Edel. All in favor. Motion carried.

Meeting ended at 8:30 PM.