



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: February 1, 2023

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

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

STAFF: Kent Manuel, Chief Planner
Jessica Ulmer, Admin Asst

PUBLIC: Jesse Hilson, The Reporter

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

Minutes

Motion by Dale Downin to approve the January meeting minutes, seconded by Art Edel. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Village of Delhi Board of Appeals, presented by Kent Manuel for an Area Variance for Pheny Family Holdings, LLC (Family Dollar Store). Property is at 60 Main Street. The applicant is proposing an addition to the existing building. A variance is needed for the side setback. The Board was concerned with how the Tractor Trailers were going to handle maneuvering through traffic during deliveries. Motion by Travis O'Dell to take no action with the recommendation that the Village address the traffic circulation concerns and consider street parking and other options for deliveries, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Subdivision for Georgianna Piskacek. The property is located on Panther Drive. There are

existing homes on both lots. The local board has no issues. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Other Business

Lead Agency Request from the Town of Bovina for the Cape Horn Road Subdivision. Motion by Mark Lee for the Town of Bovina to be Lead Agency, seconded by Art Edel. All in favor. Motion carried.

Climate Smart: No update.

County Comp Plan: We are working with ST8 to secure the match for funding.

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