



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: July 5, 2023

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

CPB: Art Edel
Will Outsen
Travis O'Dell
Bruce Dolph
Matthew Gray
James Erwin

STAFF: Kent Manuel, Chief Planner
Sean Leddy, Landscape Architect
Jessica Ulmer, Admin Asst

PUBLIC: Jesse Hilson, The Reporter

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Village of Delhi Zoning Board of Appeals, presented by Sean Leddy for a Site Plan Review and an Area Variance for Delaware County IDA. The property is located at 5-9 Meredith Street. The applicant is proposing an expansion of the existing business to include a 40'x48' garage/shop building and reconfigure the associated parking. The applicant is requesting a variance for the rear setback encroachment. Soils tests have been done. Motion by Art Edel to take no action, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Andes Planning Board, presented by Kent Manuel for a Subdivision for John Hrubby III. The property is located on County Route 1/Little Dingle Road. The

applicant is proposing a BLA. There are two existing homes on both lots. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Walton Planning Board, presented by Sean Leddy for a Site Plan Review and Special Use Permit for Adam Tiberio. The property is located at 177 industrial Park Road. The applicant is proposing to construct and operate a USDA-inspected meat processing facility. Motion by Bruce Dolph to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Deposit Planning Board, presented by Sean Leddy for Site Plan Review and Special Permit for Verizon Wireless. The property is located on State Highway 8 and China Road. The applicant is proposing construct a cell tower. The access was not approved, and an engineered access plan will be submitted. Motion by Will Outsen to approve pending an approved engineered access plan, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review for Clark Companies. The property is located on Phoebe Lane. The applicant is proposing construction of a new facility to house their construction operations. The facility will include an office building, a fleet maintenance shop and an equipment storage building. Village water will be used; however, Village sewer may not be, due to the elevation. Motion by Bruce Dolph to approve, seconded by Art Edel. All in favor. Motion carried.

Other Business

Climate Smart: No update.

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

Meeting ended at 7:45 PM.