



## DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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### DELAWARE COUNTY PLANNING BOARD

**DATE:** July 7, 2021

**TIME:** 7:00 PM

**PLACE:** Town of Middletown Town Hall

**CPB:** Art Edel  
Will Outsen  
Dale Downin  
Mark Lee  
Diane Monro  
Travis O'Dell  
Jim Thomas

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

**PUBLIC:** Wes Cotes  
Don Kearney  
Larry Riley  
Winnefred Zubin

The County Planning Board met at the Flieschmanns Freight House for a Site Visit at 6pm and then held their July meeting at the Town of Middletown Town Hall.

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 Mark Lee. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Town of Walton ZBA, presented by Sean Leddy for a Subdivision and Area Variance for the Estate of Irma B. Leigh: Cynthia A Leigh Executer. The property is located Co

Hwy 21. The applicant is proposing a 2-lot Subdivision to subdivide the lot that there is an existing mobile home and a house on. The applicant resides in the mobile home and intends to sell the proposed lot with the house on it. The subdivision would result in two non-conforming lots. The Code Enforcement Officer sent the application to the ZBA for an Area Variance for two non-conforming lots with reduced lot size and road frontage. Motion by Jim Thomas to disapprove the Subdivision and the Area Variance due to insufficient road access to obtain a driveway permit; and the Town would not allow a new residence to take the existing mobile homes place in the future, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review for John Petschauer. The property is located NYS Route 28. The applicant is proposing an enclosed storage facility. The Special Permit was approved. The applicant has spoken with NYS DOT. Motion by Diane Monro to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Subdivision for Michael and June Fraser. The property is located on Co Hwy 16 and Hamden Hill Road. The applicant is proposing to subdivide a 4.9-acre lot to build a home on. Soils tests were waived for the 108-acre lot. Soils tests will be done on the smaller lot. Motion by Mark Lee to approve pending approved soils tests, seconded by Jim Thomas. All in favor. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Sean Leddy for a Site Plan Review for Meat and Flowers (Sarah Bronilla and Luke Van Unen). The property is located on NYS Route 10. The applicant is proposing a re-use of the former Hamden General Store. They are proposing a retail store front for pop-up businesses and they will be selling packaged meats and flowers. There will be three short-term rentals upstairs; each has their own entrance in the back. Motion by Travis O'Dell to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Sean Leddy for a Site Plan Review for Lindner's Cider (Bryan Lindner). The property is located on Co Hwy 26. The applicant has leased a barn that they currently produce craft beverages in with their Craft Beverage License. They want a public retail place for their cider to go. There will not be a tasting room. Motion by Art Edel to approve pending DPW compliance; seconded by Travis O'Dell. 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 David Madie. The property is located on Co Hwy 5. The applicant is proposing a Montessori School. Most of the structures that will be used are existing. The bridge is being evaluated by an engineer. There are currently 22 students that will be attending ranging from ages 18 months up to 12 years. They will be using the farmhouse first floor and the carriage house. Motion by Diane Monro to approve, seconded by Mark Lee. All in favor. Motion carried.

## **Other Business**

**Climate Smart:** Ampion Energy presented to the BOS about doing a solar campaign in the communities.

**Lead Agency Request:** The Town of Walton Planning Board is seeking Lead Agency status for SEQRA review for Finback Farm Brewery. Motion by Art Edel to approve Walton Planning Board to be lead agency, seconded by Diane Monro. All in favor. Motion carried. Motion by Dale Downin to adjourn, seconded by Art Edel. All in favor. Motion carried. The Meeting adjourned at 8:45 PM.