



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

**DATE:** June 7, 2023

**TIME:** 7:00 PM

**PLACE:** 111 Main Street, Delhi, NY

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

**STAFF:** Shelly Johnson-Bennett  
Kent Manuel, Chief Planner  
Sean Leddy, Landscape Architect  
Jessica Ulmer, Admin Asst  
Cora Bennett, Student Intern

**PUBLIC:** Jesse Hilson, The Reporter

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

### Minutes

Motion by Bruce Dolph to approve the May meeting minutes, seconded by Art Edel. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Subdivision for Ronald Frisbee. Property is located at 47996 NYS Hwy. 10. The applicant is proposing a 2-lot Subdivision. Soils tests have been done. Motion by Travis O'Dell to approve, seconded by Mark Lee. All in favor. Motion carried.

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Special Use Permit for Arye Brown. The property is located at 834 Crescent Valley Road. The applicant is

proposing a USDA poultry processing plant to process kosher and non-kosher birds for local producers. Scheduled appointments will be made. Disposal of the waste will be at the direction of CCE. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Subdivision for 585 Cape Horn Road. The property is located on Cape Horn Road. The applicant is proposing a six-lot subdivision. Soils tests have been done and are on the map. The applicant is working on stormwater approval. The accesses will be built to agreed Town specifications. Further subdivisions will be restricted and written in the deeds. Motion by Bruce Dolph to approve, seconded by Mark Lee. All in favor. Motion carried.

Referral from the Town of Walton ZBA, presented by Sean Leddy for an Area Variance for William Picinich. The property is located at 1374 Co. Hwy 23. The applicant is proposing a two-lot subdivision and requesting an Area Variance for reduced road frontage. Motion by Mark Lee to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Village of Delhi Board of Trustees, presented by Kent Manuel for an Amendment to the Zoning Map/Law to reclassify approximately 147 acres of land located on the East side of NYS 28 extending from Cuddeback Avenue, North to the Village Line. The reclassification will be from R-1 & R-3 zoning to Business (B) zoning classification. Will Outsen questioned if the roads will be able to handle increased traffic if there is development. Kent said that will have to be looked into. Motion by Travis O'Dell to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Deposit Town Board, presented by Shelly Johnson-Bennett for and Adoption of the Solar Energy Project Development Moratorium Law. No applications will be accepted until changes have been made. Motion by Art Edel to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Village of Deposit Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for WML Tucker Enterprises, LLC. Property is located at 16 Oak Street. The applicant is proposing to build three 24'x30' Beaver Mountain Chalets for Rentals. Municipal utilities will be used. Motion by Mark Lee to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Subdivision for William Sliva. Property is located at 95 Main Street. The applicant is proposing a two-lot subdivision. Motion by James Erwin to conditionally approve based on the establishment of a legal ROW/access agreement for the Quonset hut parcel, 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 Delaware County DSS. Property is located at 163-165 Main Street. The applicant is proposing to construct a building that will be used for foster children to visit with their families. Parking will be at the front and back of the building. The proposal was not received well by the Village Board for reasons including the vinyl siding proposed. Motion by Bruce Dolph to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Special Use Permit for Grace Grochowski. Property is located at 10 Redmond Road in Arkville. The

applicant is proposing to operate a Physical Therapy office. There will be a gym, a massage room and an office with a waiting room. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

## **Other Business**

Climate Smart: No update.

Shelly updated the Board on the IRT coming up in July and the NYC negotiations.

Motion by Art Edel to adjourn, seconded by Matt Gray. All in favor. Motion carried.

Meeting ended at 9:05 PM.