



## DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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### DELAWARE COUNTY PLANNING BOARD

**DATE:** June 2, 2021

**TIME:** 7:00 PM

**PLACE:** 111 Main Street, Delhi, NY 13753

**CPB:** Art Edel  
Will Outsen  
Dale Downin  
Mark Lee  
Diane Monro

**STAFF:** Shelly Johnson-Bennett, Director  
Kent Manuel, Chief Planner

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

### Minutes

Motion by Dale Downin to approve the May meeting minutes, seconded by Mark Lee. All in favor. Motion carried.

Motion by Daine to amend the 4/7/21 minutes in regards to the Catskill Harvest 239 application, seconded by Mark. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Subdivision for Kenneth Pasternak. The property is located off Bellows Road. The applicant is proposing a 4-lot subdivision on a Town approved private road. Lot 4 cannot be further developed; Lot 1 is already developed; it is in Ag District 3; however, the ag district will not be impacted by the proposal of the subdivision. Motion by Dale Downin to take no action, seconded by Diane Monro. All in favor. Motion carried.

Referral from the Village of Fleischmanns Board of Trustees, presented by Kent Manuel for an Amendment to their Zoning Law. The proposed amendment will address the zoning issues

around the current operation of the Palace. The new amendment would add non-conforming hotels to the non-conforming use section. The owner wants to create a lodging seasonal facility either for rent or staff. It will include a Mikvah. The majority of the house will be used for the summer camp youth population. The referral is after the fact. Motion by Mark Lee to disapprove based on the impact to surrounding communities that may need to provide support services including fire protection, road services and public sanitary services as a result of the broad definition for non-conforming structures in the residential district which would allow for the conversion of other large structures currently within the residential district, seconded by Diane Monro. All in favor. Motion carried.

Referral from the Town of Deposit Planning Board, presented by Shelly Johnson-Bennett for a Subdivision for James Michalec. The property is located on Neale Road. The applicant is proposing a 2-lot subdivision. Soils tests were done on the vacant lot and there is an existing home on the other lot. Motion by Dale Downin to approve, seconded by Art Edel. All in favor. Motion carried.

## **Other Business**

**Climate Smart:** Kent Manuel shared with the Board that there will be an upcoming privilege of the floor for the representatives from Ampion Energy. They did a presentation for the Planning Oversight Committee regarding local community campaigns that they host in conjunction with municipalities to offer residents an opportunity to purchase a portion of their electricity from an existing solar farm. Customers are provided with up to a 10% reduction in the energy bill as well as a gift card for signing up. Additionally, a \$100 donation is made to the municipality. The Board discussed a variety of similar organizations and programs that have been offered to area residents in recent years.

Shelly gave an update to the CPB: The groundbreaking for the three new County buildings will begin next week; Walton, Bloomville and Delhi. The Mental Health building will be completed and occupied after Labor Day. The Annex is being monitored for movement, it was scheduled to close in January of 2021. The IT Dept. needs to run wires to 97 Main Street for Elections to move. The Bovina Montessori School is working on financing and property purchase. The SEQRA Abstract for the Sidney zoning was completed; many definitions were added.

Motion by Dale Downin to adjourn, seconded by Art Edel. All in favor. Motion carried. The Meeting adjourned at 8:25 PM.