



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

**DATE:** March 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  
Diane Munro

**STAFF:** Shelly Johnson-Bennett, Director  
Ned Brower, Environmental Planner  
Jessica Ulmer, Admin Asst

**PUBLIC:** Jesse Hilson, The Reporter  
Mary Crisafulli, The Mountain Eagle

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

### Minutes

Motion by Dale Downin to approve the February meeting minutes, seconded by Bruce Dolph. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Town of Hamden Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for Sarah Bronilla and Luke Vanunen. Property is located at 35799 NYS Route 10. The applicant is proposing to operate a day spa on the first floor of the existing building and have two short-term rental apartments on the second floor. There are reserved parking spaces for the rentals. Motion by Dale Downin to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for Tylan Kliker (Ty's Taco-ria). The property is located 35531 NYS Route

10. The applicant is proposing to operate a commercial kitchen. The applicant may rent out the kitchen as well. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Colchester Planning Board, presented by Ned Brower for a Subdivision. The property is located on County Route 26. The applicant is proposing a 2-lot subdivision. There are existing homes on each parcel. Motion by Travis O'Dell to approve, seconded by Diane Munro. All in favor. Motion carried.

## **Other Business**

Climate Smart: There will be a training on heat pumps on March 9<sup>th</sup>. We will receive credit for advertising the training.

Lead Agency Request: The Andes Central School District Board of Education sent a letter to inform the Board that it intends to undertake the Stream Corridor Restoration Project and Capital Improvement Project and has prepared a full Environmental Assessment Form to initiate SEQRA review.

Ferrelgas Propane will be taking title to the Dubben's propane tank located at 46796 NYS Route 10 in Delhi.

Shelly updated the Board on the IRT that will be taking place July 10-21, 2023. We are working with CWC on the Community Sustainability Plan. There will be an agreement meeting before the March 30<sup>th</sup> SAP working group meeting.

County Comp Plan: The ARC grant was approved. Once a resolution is done to accept the Grant and RFP will be mailed out.

Shelly is working on getting a grant to put a weather station on the new building.

Motion by Art Edel to adjourn, seconded by Matt Gray. All in favor. Motion carried. The meeting ended at 8:00pm.