



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

**DATE:** May 3, 2023

**TIME:** 7:00 PM

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

**CPB:** Art Edel  
Will Outsen  
Travis O'Dell  
Bruce Dolph  
Dale Downin  
Diane Munro  
Mark Lee  
Matthew Gray

**STAFF:** Kent Manuel, Chief Planner  
Ned Brower, Environmental Planner  
Jessica Ulmer, Admin Asst

**PUBLIC:** Jesse Hilson, The Reporter  
Bob Schneider, Village of Stamford Mayor  
Ulla Wadner, Stamford Village Improvement Association (SVIA)

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

### Minutes

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

### General Municipal Law 239 Reviews

Referral from the Village of Stamford Planning Board, presented by Ned Brower for a Site Plan Review for the Stamford Village Improvement Association (SVIA). Property is located at 3 Harper Street. The applicant is proposing a park; a greenspace set aside for the enjoyment and recreation of residents and visitors. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Site Plan Review for Ygonghoon Kim. The property is located at 43270 NYS 28, Arkville. The applicant is proposing to operate a café in an existing building that was previously used as an antique shop. There will be no new construction and no cooking on site. It also proposed to sell specialty groceries. Motion by Dale Downin to approve, seconded by Mark Lee. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Subdivision for Russel and Laurel Bedford. The property is located at 3955 County Highway 29. The applicant is proposing a two-lot subdivision. Soils tests have been done. Motion by Travis O'Dell to approve, seconded by Diane Munro. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review for John Finn. The property is located at 61 Main Street. The applicant is proposing to convert the office space that used to be apartments, back into apartments. There is parking behind the building through a shared driveway. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Hancock Planning Board, presented by Kent Manuel for a Subdivision for Lucian Milk. The property is located on County Highway 28. The applicant is proposing a two-lot subdivision. Both parcels have existing homes, wells, and septic. Motion by Mark Lee to approve, seconded by Art Edel. All in favor. Motion carried.

## **Other Business**

Climate Smart: No update.

Kent gave the Board a handout on the IRT. Diane suggested the Gondola rides at BelAir for something the soldiers can do while they are in the area. Mark let the Board know that they can sign up to volunteer online.

James Erwin will be a new member to the County Planning Board starting in June.

The Planning Department hired Audrey Benkenstein as the new Grants Manager.

The Board asked if any trainings would be coming up to earn credits. Kent said that they are not really doing any in-person trainings and the Board could look on the Dept of State website for information on trainings. Mark Lee suggested Local Government Days. Will Outsen mentioned that there is information on trainings in the Association of Towns publication that he receives.

Motion by Dale Downin to adjourn, seconded by Diane Munro. All in favor. Motion carried.  
The meeting ended at 7:45pm