



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: May 5, 2021

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY 13753

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

STAFF: Shelly Johnson-Bennett, Director (Zoom)
Kent Manuel, Chief Planner
Jessica Ulmer, Admin. Asst.

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Town of Roxbury Planning Board, presented by Kent Manuel for a Subdivision for Quinn Marquardt and Nikola Vekie. The property is located on Scudder Hill Road. There is an existing home, well and septic on one of the lots. Soils tests are scheduled for the vacant lot. Motion by Dale Downin to approve pending the completion of approved soils tests, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Village of Margaretville Planning Board, presented by Kent Manuel for a Site Plan Review for Damon and Sophie Meena. The property is located at 850 Main Street. The applicant is proposing to operate a bar out of their garage. The applicant will be installing

another handicapped bathroom. There will be a food truck. There is no designated parking. The property is located in the floodway so they will have a flood compliance fence. Everything will have to be able to move in case of flooding. The use is permitted with Site Plan Review. The applicant does not plan on having the bar open late. The hours will be specified in the approval. The Board questioned the lighting and Diane said that it is pretty well lit. Motion by Mark Lee to approve with the applicant being floodplain compliant, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Subdivision for DFF Enterprises, LLC. Property is located on Cape Horn Road. The applicant is proposing a 3-lot subdivision. There will be deed restrictions of no further subdivisions on lot 1 and 2. There is a structure on the property; however, it is in disrepair. Soils tests will be done. Motion by Diane Monro to approve pending the completion of approved soils tests, seconded by Jim Thomas. All in favor. Motion carried.

Referral from the Village of Hancock Zoning Board of Appeals, presented by Shelly Johnson-Bennett for an Area Variance for Wanda Raksyk. The property is located at 171 W. Main Street. The applicant is proposing to build a carport. The carport will be on the property line. The applicant has letters from her neighbors approving her proposal. There are two apartments in her building and there is no street parking. She is requesting the variance for the setback requirements. Motion by Dale Downin to take no action, seconded by Diane Monro.

Other Business

Climate Smart: Kent reported to the Board that there is no update; however, there will be a group that will be hosting a public meeting to sign people up in the next couple of weeks.

Dale spoke to the Board about a Montessori School proposed to open in Bovina. It will be "for profit". They have a Board of Directors and an architect.

The Board agreed to do a site visit to the Fleischmanns Freight House at the June meeting. Kent will check on the Middletown Town Hall or the CWC Building to hold the June CPB meeting; if the weather permits maybe the Board can meet in the Margaretville Pavillion. The Board was in agreement to meet at the Freight House at 6pm and have the meeting at 7pm.

Motion by Dale Downin to adjourn, seconded by Art Edel. All in favor. Motion carried. The Meeting adjourned at 8:00 PM.