



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: November 2, 2022

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

CPB: Art Edel
Will Outsen
Matt Gray
Travis O'Dell
Bruce Dolph
Mark Lee
Jim Thomas
Dale Downin

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

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Town of Andes Planning Board, presented by Kent Manuel for a Subdivision for Julia Leisenring. The property is located on Cross Mountain Road. Soils tests have been done on both parcels. Motion by Travis O'Dell to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Franklin Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Ed Klug Barren LLC. The property is located on Ed Klug Road. The applicant is proposing a camp ground with four RVs that will be provided to the campers. The map shows where the well, septic and back up septic will be located. The sites will be seasonal and not winterized. Motion by Travis O'Dell to approve both the SPR and the SUP, seconded by Bruce Dolph. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Subdivision for William Board and Ben Gifford. The property is located on Spring Valley Road. The applicant is proposing a 2-lot subdivision. Soils tests have been done. Motion by Travis O'Dell to approve, seconded by Art Edel. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for John Petschauer. The property is located on NYS Hwy. 28. The applicant is proposing to construct additional storage units to the existing storage units. The access is DOT approved and the applicant has a floodplain development permit. There are issues with the lighting and the signage. Motion by Dale Downin to conditionally approve with the conditions that the lighting be adjusted and a lighting study be done for the lighting being used now as well as for the lighting for the proposal; and that natural screening be used, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Deposit Planning Board, presented by Shelly Johnson-Bennett for a Subdivision for Paul and Maria Maus. The property is located on Roods Creek Road. The applicant is proposing a 2-lot subdivision. There is an existing access and a permit has been received. There will be two separate septs and a perk test was done. Motion by Travis O'Dell to approve, seconded by Jim Thomas. All in favor. Motion carried.

Other Business

Climate Smart: Kent participated in the Climate Smart Communities meeting with ST8 and Shelly. We are still working on developing it. Delaware County has a lot of towns participating; however, the Program is not really designed on a county level.

Christmas Party: The Board decided that they will have the Christmas party before their December 7th meeting. It will be held at the Public Safety Building and the Supervisors will be invited.

Shelly updated the Board on the IRT that was awarded to Delaware County. The Air Force and the Army will be providing medical treatment for free to everyone as well as pets for a week in July. They will be set up in Walton.

Shelly will be interviewing applicants with CCE for a new director for CCE. Shelly and Nick participated in the meeting in Kingston. Shelly explained to the Board that they took a step backward regarding the Land Acquisition Program. The County will not move forward if it is going to be a purchasing program only. The next meeting is November 21st. The proposal that will be put forward will only involve compelling properties of 500 acres per year. The Committee and Tina support Shelly and the City can take it or leave it.

County Comp Plan: We should receive the ARC funds by the end of the year and then a consultant will be hired. We have everything that has been done on file. The Plan will include the Housing Study.

Motion by Dale Downin to adjourn at 8:00 pm, seconded by Art Edel. All in favor. Motion carried.