



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

- DATE:** November 1, 2023
- TIME:** 7:00 PM
- PLACE:** 111 Main Street, Delhi, NY
- CPB:** Art Edel  
Dale Downin  
Bruce Dolph  
Matthew Gray  
James Erwin  
Travis O'Dell  
Diane Munro
- STAFF:** Ned Brower, Environmental Planner  
Kent Manuel, Chief Planner  
Audrey Benkenstein, Grants Manager II  
Jessica Ulmer, Admin. Asst.  
Theresa Ferringio, Planner Trainee
- PUBLIC:** Dev Kernan, Worcester  
Karen Butler, South, Worcester  
Wenda Habenicht, South Worcester  
Steve Pushkar, Harpersfield  
David Cox, South Worcester

Travis O'Dell opened the November meeting of the Delaware County Planning Board at approximately 7:00 PM.

### Minutes

Motion by Dale Downin to approve the September meeting minutes as amended, seconded by Diane Munro. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Site Plan Review for Mountain Top Airfield LLC. The property is located at 394 Zimmerman Road. The applicant is proposing to add a mini track and staging area to the existing track at the

motorcycle training track. The original Site Plan Review for the track was reviewed by the Delaware County Planning Board (CPB) on April 5, 2023. At the April 5<sup>th</sup> CPB meeting the board recommended disapproval because they determined it was an incomplete application, and included the checklist of things they wanted addressed. At the November CPB meeting, a packet of information was provided to the Board that included documents that addressed those items listed in April. The Board expressed concerns of the inaccurate information on the affidavits provided by the applicant. The SWPPP has been reviewed. It is unknown if there are documented violations against the applicant; however, a Stop Work Order was issued to them as a result of the applicant clear cutting trees. The hours of operation of the track are 6am to 10 pm with the training being from 10am to 6pm. The days of operation are very unclear. Motion by Diane Munro to take no action due to the application being incomplete with the following recommendations: 1) Provide a list to define the LLC members and roles. 2) Clearly define days and hours of operation. 3) Provide a comprehensive sound study inclusive of effects to the neighboring towns. 4) Consult with the Town Code Enforcement Officer and the Town Board regarding the local regulations. 5) Re-submit a clear and accurate application for the Site Plan. Seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Special Use Permit for Timothy Johnsmeyer, Jr. The property is located at 1475 Townsend Hollow Road. The applicant is proposing to operate a Wood Processing business. The noise from the business is under the threshold listed in the local regulations. Motion by Art Edel to take no action, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board presented by Kent Manuel for Special Use Permit and Site Plan Review for Sportsfield Specialties. The property is located at 41155 St. Hwy. 10. The applicant is proposing an expansion to their existing manufacturing plant. The current SWPPP is being amended to accommodate the expansion. There are no concerns with parking. Motion by Bruce Dolph to approve pending SWPPP approval, seconded by Diane Munro. All in favor. Motion carried.

## **Other Business**

Climate Smart: No update.

Audrey handed out the RFP proposals that were received by the Department. Scoring sheets were included with them. The Board will take them home to review and score them.

Copies of Thomas P. Dinapoli's Rural New York: Challenges and Opportunities were handed out the Board members.

The Board accepted comments from the neighboring residents of the track who were present. They expressed their unhappiness with the loud noise from the track and claimed that the track is not only being used for training purposes, but that it is also being used to race cars against a clock.

Motion by Art Edel to adjourn, seconded by Dale Downin. All in favor. Motion carried.

Meeting ended at 8:30 PM.