



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

Highway Department Building • P.O. Box 367 • Delhi, New York 13753
Phone (607) 832-5444 • Fax (607) 832-6070 • Email: pln@co.delaware.ny.us

DELAWARE COUNTY PLANNING BOARD

DATE: October 5, 2022

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

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

STAFF: Shelly Johnson-Bennett, Director
Ned Brower, Environmental Planner
Sean Leddy, Landscape Architect
Jessica Ulmer, Admin Asst

PUBLIC: Kelly Sullivan, Senior Project Manager with Bergman Engineering

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Town of Meredith Town Board, presented by Sean Leddy for an Adoption of a Solar Energy Systems Local Law. There will be a public hearing. The Decommissioning Plan is in the Law. Motion by Mark Lee to approve, seconded by Dale Downin. Will Outsen abstained. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review and Special Use Permit for George Shakelton. The property is located at 499

West Main Street. The applicant is proposing to expand his business at the NAPA store to across the street to the old Getty Station. The proposal will need an Area Variance for the setback. The existing access will be used. Motion by Jim Thomas to approve both the SPR and the SUP, seconded by Art Edel. Bruce Dolph abstained. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Kelly Sullivan for a Site Plan Review for Delaware River Solar. The property is located at 21 Weaver Road. The applicant is proposing a solar farm on 30.5 acres. It is proposed that one third of the acreage will be cleared. An approved DOT access is needed. The wetlands have been delineated. The energy supply will be able to reach 817 homes for savings on their NYSEG bills. There is a Decommissioning Plan in place that will follow the project. The Board had some concerns regarding how the landscape would be maintained. Kelly will send Ned examples of what other communities are doing regarding Solar. Travis mentioned that Solar should be addressed in the County Comp Plan. Motion by Diane Munro to approve with the following conditions, seconded by Mark Lee. Travis O'Dell abstained. Motion carried.

- The local Board review the standards and procedures of other communities in regards to Solar.
- Emergency Accesses with Knox Boxes are installed on the property.
- The local Board talk with the Fire Chief regarding training and installation.
- Photo Simulations are requested by the local Board.
- The local Board review comments of involved agencies under SEQR.
- No Chemical treatment be used on the landscape.
- A Stormwater Pollution Plan be in place prior to the approval.
- It is determined that if the lines are going to be buried that DOT review and approve the excavation as part of the coordinated review.

Other Business

Climate Smart Communities: We haven't been able to meet the points standards; however, there is new staff that advised us that we can now count the Solid Waste Facility so Kent has resent the information.

Three out of the six project applications that were submitted to ST8 are in Delaware County.

Shelly talked about the Water Quality Tour that the County Hosted on September 27th. Bruce and Dale attended the tour and said that it was very successful. The tour was video taped and Shelly send out a Press Release. The next meeting in Kingston is October 18th.

Shelly informed the Board of the Drone crash. The Drone was insured and what money we receive from the insurance will be used towards the purchase of another Drone. Planning is working on a Training and Procedure Protocol for future Drone Flights. Shelly will be talking with the Committee about purchasing a couple of cheaper smaller drones for pilots to practice on before they use the bigger more expensive Drone.

The County was approved for the IRT and the Army will be providing free medical services this July in Walton for everyone in the County.

Motion by Art Edel to adjourn at 9:00 pm, seconded by Dale Downin. All in favor. Motion carried.