



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

- DATE:** October 6, 2021
- TIME:** 7:00 PM
- PLACE:** 111 Main Street, Delhi, NY 13753
- CPB:** Art Edel  
Will Outsen  
Dale Downin  
Travis O'Dell  
Mark Lee  
Jim Thomas
- STAFF:** Kent Manuel, Chief Planner  
Andy Acker, Planner  
Jessica Ulmer, Admin. Asst.
- PUBLIC:** Matthew Marchese (This and That)  
Caila Thomas

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 Art Edel. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Village of Delhi Planning Board, presented by Andy Acker and the applicant, This and That (Matthew Marchese) for a Site Plan Review. The property is located at 110 Main Street. The applicant is proposing to add a kitchenette to his establishment. He is proposing to cook for small gatherings of around 25 people. The flea market is open from 10am to 8pm at the same address. There are two picnic tables outside. The Board was concerned of the possibility of garbage being strewn about from the disposable tableware; however, the applicant assured the Board that he will not be offering "take-out". The applicant has proposed stringed lights for lighting. Motion by Travis O'Dell to approve, seconded by Jim Thomas. All in favor. Motion carried.

Referral from the Town of Middletown Town Board, presented by Kent Manuel for Amendments to the Zoning Law. The proposed action consists of an amendment to the text of the Town of Middletown Zoning ordinance to authorize condominium development. The local Town Board is in favor of the amendment. Motion by Art Edel to approve, seconded by Dale Downin. All in favor. Motion carried.

## **Other Business**

**Comp Plan Update:** Andy informed the Board that he has taken the information from our guests and has typed it up. Kent talked about the Housing Study. We were approved and the next step will be to send out an RFP.

Jessica had emailed the Board the legislation that Shelly had received regarding “The Role of Local Governments in Accessory Dwelling Unit Siting”. The purpose of this is “To examine the role and amount of discretion local governments should have in determining the siting of accessory dwelling units.” Kent told the Board that we are welcoming comments regarding the legislation. Motion by Travis O’Dell to have a letter sent in favor of the law, but to have it not supersede the local municipal decision, seconded by Will Outsen. All in favor. Motion carried.

Don Kearney sent the Board a letter recruiting museum professionals to serve on their board.

Cornell will be holding a meeting regarding navigating solar. It starts at 9am on October 26<sup>th</sup>. It will be through ZOOM and it will count towards training for the CPB members.

**Climate Smart:** Kent received new information about changes to the Program and a request to have Delaware County enroll into the Program again. There is a \$5,000 grant available.

The Board is in favor of having a Christmas Party at their December meeting.

Motion by Travis O’Dell to adjourn, seconded by Art Edel. All in favor. Motion carried. The meeting ended at 7:50pm.