



## **DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS**

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### **DELAWARE COUNTY PLANNING BOARD**

**DATE:** September 7, 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

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

**PUBLIC:** Jim Catella, Clark Cos.  
Scott Evangelista, County Tire  
Trish Hiltz, Catskill Mountain Little League  
Katilyn Ferrara, Catskill Mountain Little League

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

### **Minutes**

Motion by Bruce Dolph to approve the August meeting minutes, seconded by Diane Munro. All in favor. Motion carried.

### **General Municipal Law 239 Reviews**

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Subdivision for June and Michael Fraser. The property is located on County Highway 16 and Hamden Hill Road. The applicant is proposing a Subdivision. Soils test have been done. Motion by Travis O'Dell to approve, seconded by Diane Munro. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Site Plan Review for Catskill Mountain Little League. The property is located on NYS Route 10 and NYS Route 23. The applicant is proposing to build a new little league ball field and concession stand. There is an existing ROW that was increased from 30 ft to 50 ft to meet the driveway requirements. The applicant has proposed to use a “hold and haul” septic since they are unable to connect to the municipal sewer. The Gray water will go to the septic from the concession stand. Municipal water will be used to provide water to the site. The property is also being subdivided out of lands owned by the Village of Stamford. The Town of Harpersfield Board waived the survey requirements for the subdivision because of governmental immunity. Motion by Bruce Dolph to approve pending Subdivision approval, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Subdivision for Cook Family Holdings, LLC. The property is located on NYS Highway 28. The applicant is proposing a 4-lot subdivision. Soils tests have been done on the required lots. The lots have a shared access from Arbor Hill Road and has the required amount of road frontage. Motion by Travis O’Dell to approve, seconded by Diane Munro. Motion carried.

Referral from the Town of Sidney Planning Board, presented by Shelly Johnson-Bennett for a Subdivision for Joseph Liguori. The property is located on Wheat Hill Road. The applicant is proposing a 3-lot subdivision. Soils tests were done on two of the parcels and there is an existing home on the third lot. Motion by Travis O’Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Dr. Seth Blocker. The property is located at 8 Delview Terrace Ext. The applicant is proposing an addition to the existing building to add two professional office/commercial spaces on the ground/first floor. Motion by Diane Munro to approve, seconded by Travis O’Dell. All in favor. Motion carried.

## **Other Business**

Climate Smart Communities: No update.

Shelly shared the proposed budget for 2023 with the Board. A \$10,000 stipend was added for Shelly for being the County’s Official Public Information Officer; as well as \$13,500 to hire two seasonal positions to assist with the Highway Management Plans. Shelly talked with the Board about the possibility of the County having a Parks Department and turning the Flood Buyout Parcels into parks. Shelly informed the Board that CWC was approached by DOH to do the analysis of the NYC DEP Programs. Shelly will be on this committee and would like the document to include the effects and impacts of the programs on the community.

Shelly informed the Board that Planning and WSA will be hosting a water quality tour on September 27<sup>th</sup>.

Motion by Art Edel to adjourn at 8:15pm, seconded by Matt Gray. All in favor. Motion carried.