



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: September 1, 2021

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY 13753

CPB: Art Edel
Will Outsen
Dale Downin
Diane Monro
Travis O'Dell
Mark Lee
Jim Thomas

STAFF: Sean Leddy, Landscape Architect
Andy Acker, Planner
Jessica Ulmer, Admin. Asst.

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

Minutes

Motion by Dale Downin to approve the August meeting minutes, seconded by Art Edel. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Walton Planning Board, presented by Sean Leddy for a Site Plan Review & Special Use Permit for Finback Farm LLC. The property is located at 61 Conklin Road. The applicant is proposing to use existing structures for a farm stand, brewery, an eatery and a Bed and Breakfast. There will be an event venue, orchards and beef. Since the property has a WAC Easement on it, approval from WAC must be obtained. The applicant will be working with DEP and DOH. DEP has already visited the site and they are in support of it. The County Planning Board mentioned some concerns about parking and the amount of people planned to attend the events. Motion by Travis O'Dell to approve, seconded by Diane Monro. All in favor. Motion carried.

Referral from the Village of Walton Planning Board, presented by Sean Leddy for a Site Plan Review for Jim and Karen Hamill. The property is located on 56 Delaware Street. The applicant is proposing to operate a food truck at a storage shed. This is not an allowed use. The Village Board is in support of the proposal. The applicant will have to upgrade the curb cut to current standards and will not be allowed to put anything in the ROW. There is no plan for parking. Sean has sent the application to DOT. The applicant is proposing to use Village sewer and water. Bathrooms are not needed since it is a moveable food truck. Motion by Travis O'Dell to take no action, seconded by Mark Lee. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Andy Acker for a Subdivision for Bettye and Dean Darling. The property is located on Peters Road. The applicant is proposing a 2-lot subdivision of 30 acres; his home, barn and driveway will remain on the proposed 17-acre lot. Test pits have been done on the proposed vacant lot. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Hancock Planning Board, presented by Andy Acker for a 5-lot Subdivision for James Peppard. The property is located on State Hwy 30. The applicant is proposing a 5-lot subdivision. Lots 1,2 and 3 will need new accesses and have applied to DOT for them. Lots 4 and 5 will use the State Route 30 access. Soils tests have been done. DPW sent comments, but the applicant did not take them. The specifications for a private road have been met. Motion by Mark Lee to approve pending the Highway Super Intendant's approval of the access to be accessible to emergency vehicles, seconded by Diane Monro. All in favor. Motion carried.

Referral from the Village of Margaretville Planning Board, presented by Andy Acker for a Site Plan Review for Avi Rosentailis. The property is located on Fair Street. The applicant is proposing to operate a seasonal Drive-In Theatre. The applicant is planning to operate eight months out of the year, April through November, 7-10pm. There will be no structures because it is in the floodway. There are solar lights and port-a-potties proposed onsite. There will be a mobile generator in a trailer and a parking usher. There may be a potential second screen. The Board questioned if the neighbors have any issues; however, none have been expressed. There will be more information on the lighting. Motion by Diane Monro to approve pending an adequate lighting plan for the ingress/egress traffic, seconded by Travis O'Dell. All in favor. Motion carried.

Other Business

Mark would like to have a summary regarding where we are at with the County Comp Plan at the next meeting. Andy said that he will work on that.

Sean mentioned to the Board the idea of maybe using some of the COVID money that the County will be receiving towards the Comp Plan. The Statue in the Court House Square was also mentioned for using the money. Diane suggested getting some expert advice for the Comp Plan regarding the areas in the County that will be effected the most regarding climate change. The County Planning Board was informed that the County's All Hazard Mitigation Plan will be released soon for its adoption. Diane suggested the possibility of using COVID money to relocate Fresh Town in the case of future floods; and addressing the Levy in Hancock.

Motion by Travis O'Dell to adjourn, seconded by Art Edel. All in favor. Motion carried. The meeting ended at 8:10pm.