



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: February 7, 2024

TIME: 7:00 PM

PLACE: 111 Main Street, Delhi, NY

CPB: Art Edel
Will Outsen
Bruce Dolph
Matthew Gray
James Erwin
Travis O'Dell
Dale Downin

STAFF: Shelly Johnson-Bennett, Director
Kent Manuel, Chief Planner
Sean Leddy, Landscape Architect
Theresa Ferrigno, Planner Trainee
Jessica Ulmer, Admin. Asst.

PUBLIC:

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

Minutes

Motion by Travis O'Dell to approve the December meeting minutes, seconded by Art Edel. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Franklin Town Board, presented by Kent Manuel for an Amendment to the Town's Zoning Law regarding vacation campgrounds. The Town has been working with an attorney and the code enforcement officer to amend the Town's Zoning Law to enhance the standards of a vacation campground. A copy of the amendment was handed out to the Board members. Motion by Travis O'Dell to take no action, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Deposit Town Board, presented by Shelly Johnson-Bennett for an Amendment to the Town's Site Plan Review Law. The Town is proposing to incorporate Solar Energy into their existing Site Plan Review Law. The changes were handed out to the Board members. Solar installation will be prohibited on prime agricultural and soils of unique importance. Instead of placing bonds on the land, a "surety" will be put into place. A Special Use Permit is also required. Motion by Travis O'Dell to approve, seconded by James Erwin. All in favor. Motion carried.

Referral from the Town of Meredith Planning Board, presented by Sean Leddy and Theresa Ferrigno for a Subdivision for James and Heloise Frame. The property is located on Elk Creek Road. The applicant is proposing a 3-lot subdivision. There is adequate road frontage. There are proposed driveways that the Town's highway superintendent has approved. There is adequate space for septic. Soils tests are good. There is an existing home on the remaining lot. Motion by James Erwin to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Village of Walton Village Board, presented by Sean Leddy for an Amendment to the Zoning Map. The proposed change will bring the existing and proposed uses of a particular parcel in the Village into compliance with Industrial Zoning. Motion by Travis O'Dell to take no action, seconded by Art Edel. Bruce Dolph abstained due to conflict of interest. All in favor. Motion carried.

Other Business

Climate Smart: No update.

Shelly informed the Board of the proposed resolution that will be going to the Board of Supervisors to oppose the Governor's proposed reduction of aid to the school districts. The County Planning Board is in support of the resolution.

Shelly updated the Board on negotiations.

County Comp Plan: We have an executed contract with Fisher and Associates. They would like to attend the March meeting virtually. A digital drop box has been set up for us to put existing documents, plans, studies, etc. in. We will plan to do public outreach including events such as the fair.

Motion by Dale Downin to adjourn the meeting, seconded by Art Edel. All in favor. Motion carried. The meeting ended at 8:52pm.