



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: April 17, 2024

**SPECIAL
MEETING:** 6:00 pm

TIME: 7:00 PM

PLACE: 2 Bridge Street, Delhi, NY

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

STAFF: Kent Manuel, Chief Planner
Sean Leddy, Landscape Architect
Ned Brower, Environmental Planner
Theresa Ferrigno, Planner Trainee
Camberly VanValkenburd, Environmental Technician
Sophia Picco, Planner Trainee
Jessica Ulmer, Admin. Asst.

PUBLIC: Jim Thatcher, C.T. Male Associates
Allen Hinkley, Catskill Revitalization Corporation
Elizabeth DeFalco, The Reporter

The Board met at 6:00 PM for a presentation from Jim Thatcher of C.T. Male Association regarding the County Housing Study.

Will Outsen opened the April meeting of the Delaware County Planning Board at approximately 7:10 PM.

Minutes

Motion by Dale Downin to approve the March meeting minutes, seconded by Matt Gray. All in favor. Motion carried.

Other Business

Allen Hinkley discussed the Fleischmanns Freight House Project with the Board. Allen is a member of the Catskill Revitalization Cooperation. They have grant money that they would like to add to the County Planning Board's funds to be used on the Project. An RFP to develop a Historic Structure Report has been drafted. Once the structure is stabilized the plan is to move it away from the embankment. In addition to moving the structure, the track will be aligned. It has been proposed that a storage container be purchased to store the items that are currently in the Freight House. There are Historic Railroad funds remaining that were awarded by the O'Connor Foundation to the County Planning Board that could be used for the purchase. The cost of the container is \$3,500.00. Motion by Bruce Dolph to approve the purchase, seconded by Diane Munro. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Calico Farms, LLC. The property is located at 1457 Co. Hwy. 6. The applicant is proposing to add a restaurant (new structure) to the existing Calico Inn. The applicant is currently working with the County DPW to obtain an access permit. Municipal water and sewer will be used. Motion by Diane Munro to approve pending the access permit, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Site Plan Review and a Special Use Permit for Quiet Peak Farm. The property is located at 904 Reniertsen Hill Road. The applicant is proposing to operate an Agricultural Event Center as well as build a farm store. The Farm currently produces food for local farmer's markets, restaurants and stores and will be providing educational and experiential opportunities to the public. Motion by Travis O'Dell to approve, seconded by James Erwin. Bruce Dolph and Dale Downin abstained. Motion carried.

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Fosterbuilt & Woodman LLC. The property is located at 4275 Co. Hwy. 6. The applicant is proposing to operate a Commercial Event Center for outdoor events. Renovations will be done to the existing structures for inside events in the future. Four campsites are proposed. All water and wastewater will be carried on and off site. Portable toilets will be used. Because this is a change in use a commercial access permit will be required from the County DPW. Motion by Diane Munro to approve pending the required access permit, seconded by Travis O'Dell. Dale Downin abstained. Motion carried.

Referral from the Village of Walton Planning Board, presented by Sean Leddy for a Site Plan Review for the Village and the Town of Walton. The applicant is proposing to redevelop municipally owned riverfront parcels between the Village business district and the west branch of the Delaware river into an outdoor recreation area and riverwalk. Motion by Bruce Dolph to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Franklin Town Board, presented by Kent Manuel for the Adoption of a Transient and Short-Term Residential Rental Local Law. The County Planning Board

questioned the potential liability of a municipality if inspections are not conducted as prescribed. The Board also expressed concerns about high permit fees that have been set by some communities. It was noted that this is a local municipal decision and that the Board should not recommend approval or denial of the local law. Motion by Diane Munro to take no action with the recommendation that the applicant investigate liability, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Subdivision for Arif Ayhan Topcu. The property is located at 24479 St. Hwy. 23. The applicant is proposing a 2-lot subdivision. There is an existing home on one lot and the other is vacant. Soils tests have been done. There will be a shared access to each lot. The Board was concerned about the shared access and how it is being written into the deeds. Motion by Bruce Dolph to approve with the recommendation that the use and maintenance of the shared access is written into the deed, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Hancock Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for CELLCO/Verizon Wireless. The property is located at 158 Inman Road. The applicant is proposing to install a cell tower. Motion by Bruce Dolph to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Shehocton Massage. The property is located at 50 West Main Street. The applicant is proposing to operate a massage studio. There is sufficient parking. Motion by Mark Lee to approve, seconded by Diane Munro. All in favor. Motion carried.

Other Business

Climate Smart: Kent is working with Christina Zill on different campaigns such as heat pumps to earn points. There may be a \$10,000 grant available.

Motion by Art Edel to adjourn, seconded by Matt Gray. All in favor. Motion carried. The meeting ended at 8:43pm.