



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

- DATE:** March 6, 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
Ned Brower, Environmental Planner
Theresa Ferrigno, Planner Trainee
Jessica Ulmer, Admin. Asst.
- PUBLIC:** Chris Kuschel, Fisher and Associates

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

Minutes

Motion by Bruce Dolph to approve the February meeting minutes, seconded by Art Edel. All in favor. Motion carried.

County Comprehensive Plan

Chris Kuschel from Fisher and Associates gave a presentation to the County Planning Board regarding the County Comp Plan.

General Municipal Law 239 Reviews

Referral from the Village of Stamford Village Board, presented by Shelly Johnson-Bennett for an adoption of a new zoning law. The Village is proposing to adopt Open Burning Regulations. Motion by Dale Downin to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Subdivision. 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 Hancock Town Board, presented by Shelly Johnson-Bennett for the Town to Adopt Transient Rental Regulations. The County Planning Board brought up several concerns with the proposal including that it does not specify the application fee; as well as the issue of the lengthy amount of time it could take for an approval; and the added amount of work put on the Town to do inspections and paperwork that the proposed regulations specify. It was also suggested to wait and see what the Housing Study that is currently being done will show in regards to the short-term rentals. The Board agreed that there are not many places for people to stay while they are visiting the County. The short-term rentals provide alternative lodging for visitors. The Board agreed that more information is needed. Motion by James Erwin to take no action, seconded by Art Edel. All in favor. Motion carried. Travis O'Dell abstained.

Other Business

The Town of Roxbury sent a lead agency request to the Board regarding the Town of Roxbury Denver Sewer District and the proposed Wastewater System Improvements Project. The Town intends to be lead agency. Motion by Bruce Dolph to approve the Town being lead agency, seconded by Art Edel. All in favor. Motion carried.

Climate Smart: A heat pump awareness seminar was held.

Comp Plan Meeting Schedule: The Board agreed to change the meeting time each month to 6pm to allow more time to work on the County Comp Plan.

NYS Historic Preservation: The North Harpersfield Churches have will be considered to be listed on the Registers.

Department Updates:

Steve Hood will be applying for a grant for a Smart Board and Owl System for our conference room. In order to receive the grant we will be turning the conference room into a Satellite EOC. The new equipment will allow us to offer training sessions.

We will be applying to use ARP money to purchase LYDR for the Drone.

We will be asking the Committee for approval to move money to purchase blinds for the new building.

SAP/LAP Negotiations: the next meeting is Wednesday. The County is proposing new easement language. The City would like language removed regarding Subdivision Laws.

Housing Study: The Consultant contract is being executed. They will be coming to the April meeting at 6pm.

Fleischmanns Depot: Don Bishop met with Shelly and discussed Todd Pascerella's proposal of moving the building to put bathrooms in the basement. The County Planning Board needs to be involved since the grant money was awarded to the Board.

Motion by Art Edel to adjourn, seconded by Matt Gray. All in favor. Motion carried. The meeting ended at 8:47 pm.