



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

**DATE:** May 1, 2024

**SPECIAL  
MEETING:** 6:00 pm

**TIME:** 7:00 PM

**PLACE:** 111 Main Street, Delhi, NY

**CPB:** Art Edel  
Will Outsen  
Bruce Dolph  
Matthew Gray  
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 VanValkenburg, Environmental Technician  
Sophia Picco, Planner Trainee  
Jessica Ulmer, Admin. Asst.

**PUBLIC:** Vicki Klukkert, The Daily Star  
Elizabeth DeFalco, The Reporter  
Christopher Kernan  
Karen Rutlu  
Patricia Kernan  
Kathryn Demby  
Chris Kuschel, Fisher and Associates  
Celeste Hyde, Allieway Marketing

The Board met at 6:00 PM to discuss the County Comp Plan with Fisher and Associates.

Will Outsen opened the May meeting of the Delaware County Planning Board at approximately 6:36 PM.

## **Minutes**

Motion by Mark Lee to approve the April 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 Adoption of an Alternative Energy Systems Local Law. The Board felt that they did not receive the local law with sufficient time to allow for a comprehensive review of the proposed local law. Motion by Travis O'Dell to table the referral until the June meeting, 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 Mountain Top Airfield LLC. The property is located at 394 Zimmerman Road. The applicant is proposing to add a mini track and to expand the scope of the safety track to include racing as well as allow cars in addition to motorcycles on the track. The applicant is also proposing to expand the days and hours of operation. The County Board reviewed this application in April of 2023 and most recently in November of 2023. The Board issued a "No Action" due to an incomplete application at its November 2023 meeting. The Board also included a list of additional items they would like the applicant to provide. The items requested have not been received. No SEQR determination has been made. Motion by Travis O'Dell to disapprove, seconded by Dale Downin. All in favor. Motion carried. The Board allowed for public comment. It was said that the owner of the track will not allow officials on the property to do inspections. It was also said that there is a shooting range at the property and that the neighbors feel endangered.

Referral from the Town of Meredith Town Board, presented by Sean Leddy for an Adoption of a Battery Energy Storage Systems Local Law. The Board had concerns regarding restrictions on individual homes using battery storage; however, battery storage for individual homes falls under Tier 1 and are only required to obtain a building permit. The higher Tiers will require a BESS permit as well as Site Plan approval. The Board was also concerned about possible fires that could occur to the battery storage facility and how difficult it can be to extinguish those fires. Motion by Dale Downin to take no action, seconded by Travis O'Dell. Will Outsen abstained. Motion carried.

Referral from the Town of Hamden Town Board, presented by Sean Leddy for an Adoption of a Solar Energy Systems Local Law. Motion by Mark Lee to take no action, seconded by Art Edel. All in favor. Motion carried.

### **Other Business**

Climate Smart: No update.

Historic Preservation: The North Harpersfield Churches located at 4289 and 4298 Co. Hwy. 29 in Jefferson have been recommended to be listed on the NYS Register and nominated to the National Register.

Shelly updated the Board on the on-going negotiations with NYC DEP. Planning will be administering the five million dollar grant for the Village of Sidney Culvert Project. Sean is

working on several different Landscape Architect projects throughout the County. Many of the municipalities are updating their comp plans and will be coming to the County Board for review. There have been discussions about the possible use of NYC DEP properties being used for alternative energy as well as changing the easement language. There will be a seminar in Arkville regarding ground water June 7<sup>th</sup>. The Board members can earn training hours at this event.

Motion by Art Edel to adjourn, seconded by Dale Downin. All in favor. Motion carried. The meeting ended at 7:52pm.