



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: July 3, 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
Travis O'Dell
Dale Downin
James Erwin

STAFF: Shelly Johnson-Bennett, Director
Ned Brower, Environmental Planner
Theresa Ferrigno, Planner Trainee
Camberly VanValkenburg, Environmental Technician
Sophia Picco, Planner Trainee
Jessica Ulmer, Admin. Asst.
Cora Bennett, Intern

PUBLIC: Vicki Klukkert, The Daily Star
Alyshia Korba, Reporter
Sean Barrows, Amphenol
Melanie, Amphenol
Robert Queirolo, Blue Wave Solar
Becky Timmons, Fisher and Associates

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

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Village of Sidney Planning Board, presented by Sean Barrows for a Site Plan Review for Amphenol Aerospace. The property is located at 40-60 Delaware Avenue. The applicant is proposing a 30,000 square foot expansion. The applicant has received a SPDS permit. The proposed site is in the floodplain and the new structure will be built to the elevation requirement. An increase of traffic is not expected. Motion by Art Edel to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Lead Agency Request for the Village of Sidney regarding the Amphenol expansion: Motion by Bruce Dolph to approve the Village being lead agency, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Robert Queirollo for a Site Plan Review for Blue Wave Solar. The applicant is proposing a solar farm on Bruce Hill Road. The solar panels will be placed on 28 acres. The property is in the Watershed. The applicant has coordinated with CWC and DEC. The decommissioning plan is in place; however, the amount of money in the Plan is still being negotiated. There is a draft road use agreement that is being reviewed and negotiated. Motion by Bruce Dolph to approve pending the road use agreement is satisfied with the recommendation that at the time of the contract renewal the other two solar projects be included in the review, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Sidney Planning Board, presented by Sophia Picco for a Special Use Permit for Martin Peloso and Bittersweet Farm Brewery LLC. The property is located at 2235 Co. Hwy. 44. The applicant is proposing to operate a farm brewery. Motion by Travis O'Dell to approve pending the applicant receives the appropriate permits, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Franklin Planning Board, presented by Theresa Ferrigno for a Special Use Permit for Justin Kamm (North Star Farm). The property is located at 595 Franklin Heights Road. The applicant is proposing to provide a place for guests to connect with nature and for them to participate in the activities of working on a blueberry farm. Four tents are proposed for guests to stay in. A fifth tent will be used as a farm store. Motion by Travis O'Dell to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Franklin Planning Board, presented by Theresa Ferrigno for a Special Use Permit for Jonah Shaw. The property is located at 138 Church Street in Treadwell. The applicant is proposing a hotel with an event center. Motion by Travis O'Dell to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Franklin Planning Board, presented by Theresa Ferrigno for a Special Use Permit for Jonah Shaw. The property is located at 138 Church Street in Treadwell. The applicant is proposing a production facility to process meat, fish and cannabis products. Motion by Travis O'Dell to approve, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Andes Planning Board, presented by Theresa Ferrigno for a Subdivision for Leo Keauhou. The property is located at 155 Main Street. The applicant is proposing boundary line adjustments of four sites under the same ownership to straighten the lot lines. Motion by Matt Gray to approve, seconded by Travis O'Dell. All in favor. Motion carried.

Referral from the Town of Andes Zoning Board of Appeals, presented by Theresa Ferrigno for an Area Variance for Dennis and Ed Bacon. The property is located at 143 Shaver Hollow Road. The applicant is proposing a 2-lot subdivision and requesting a 263 foot road frontage variance. Motion by Dale Downin to disapprove, seconded by Matt Gray. Motion carried. Travis O'Dell abstained.

Referral from the Town of Andes Planning Board, presented by Theresa Ferrigno for a Special Use Permit for Jackson Groom. The property is located at 72 Main Street. The applicant is proposing to have three businesses on the first floor of the existing structure and a residential space on the second floor. Motion by Travis O'Dell to approve, seconded by Jim Erwin. All in favor. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Theresa Ferrigno for a Site Plan Review for Jason Pardee. The property is located at 36165 St. Hwy. 10. The applicant is proposing to operate a thrift store. There is parking for five cars. There will be no permanent signage. Parking is allowed on the shoulder of the road. Motion by Matt Gray to approve, seconded by James Erwin. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Sophia Picco for a Subdivision for Peter Jackson Hussey. The property is located on Stanley Campbell and Federal Hill Road 2 Roads. The applicant is proposing a 2-lot subdivision. Soils tests have been done. There are existing accesses to both proposed parcels. Motion by Art Edel to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Sophia Picco for a Subdivision for Cordon B. Rich and Louis O. Rich Family Trust. The property is located on NYS Hwy. 28 and Thompson Cross Road. The applicant is proposing a 2-lot subdivision. Soils tests have been done. Motion by Dale Downin to approve, seconded by James Erwin. All in favor. Motion carried.

Other Business

Lead Agency Request from the Town of Middletown regarding a Special Permit to develop a ground-mounted solar panel field occupying approximately 17 acres on a 44.5 acre site. Tax map number 285.-2-34.2. Motion by Dale Downin to approve the Town be Lead Agency, seconded by Art Edel. All in favor. Motion carried.

Lead Agency Request from the Town of Middletown regarding a Special Permit for the construction of a Verizon Wireless cell tower facility. Motion by Travis O'Dell to approve the Town be Lead Agency, seconded by Art Edel. All in favor. Motion carried.

Climate Start: Colchester received a grant for their Comp Plan that will generate points.

Motion by Art Edel to adjourn, seconded by Dale Downin. All in favor. Motion carried. The meeting ended at 9:05pm.