



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

- DATE:** August 7, 2024
- TIME:** 7:00 PM
- PLACE:** 2 Bridge Street, Delhi, NY
- CPB:** Art Edel
Bruce Dolph
Matthew Gray
Travis O'Dell
Diane Munro
- STAFF:** Kent Manuel, Chief Planner
Ned Brower, Environmental Planner
Camberly VanValkenburg, Environmental Technician
Jessica Ulmer, Admin. Asst.
- PUBLIC:** Don Bishop
Todd Pascerella
Max Pascerella
Elizabeth DeFalco

Travis O'Dell opened the August meeting of the Delaware County Planning Board at approximately 7:00 PM.

Minutes

Motion by Art Edel to approve the July meeting minutes, seconded by Matt Gray. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Roxbury Planning Board, presented by Ned for a Site Plan Review for Jim Peters. The property is located at 54766 NYS Hwy. 30. The applicant is proposing to replace a 1,200 sq. ft. maintenance building with a 2,400 sq. ft. building. Motion by Art Edel to approve, seconded by Matt Gray. All in favor. Motion carried.

Referral from the Village of Stamford Board of Trustees, presented by Kent Manuel for an Amendment to Local Law-Administration and Enforcement of the Uniform Code and the Energy

Code in the Village. Motion by Diane Munro to take no action, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Cellco/Verizon. The property is located at 47580 NYS Hwy. 30. The applicant is proposing the installation and operation of personal wireless telecommunications facility. 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 Afsana Khundkar. The property is located at 57 East Main Street. The applicant is proposing to operate a commissary kitchen, the Lollipop Café. Motion by Diane Munro to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Site Plan Review for Verizon. The property is located at 797 Colonel Harper Drive. The applicant is proposing to install and operation of personal wireless telecommunications facility. Motion by Bruce Dolph to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Ned Brower for a Site Plan Review for Kenneth and Alyssa Marschilok. The property is located at 25101 NYS Hwy. 23. The applicant is proposing to operate a Doggie Daycare. A public hearing is scheduled. Motion by Art Edel to approve, seconded by Diane Munro. All in favor. Motion carried.

Referral from the Village of Deposit ZBA, presented by Kent Manuel for an Area Variance for Luigi Dattolo. The property is located at 25 Oak Street. The minimum lot width is 75 ft.; the proposed lot has a width of 70 ft. that tapers to a width of 60 ft. Motion by Diane Munro to take no action, seconded by Matt Gray. All in favor. Motion carried.

Other/New Business

Climate Smart: No update.

Lead Agency Request from the Town of Hancock for Delaware River Solar. Motion by Bruce Dolph to approve the Town as Lead Agency, seconded by Diane Munro. All in favor. Motion carried.

Fleischmanns Freight House RFP: Proposals were received for the Historic Structures Report. The County Planning Board discussed the proposals and chose three of them to send to CRC for their recommendation. The three consultants that will be referred to the CRC Board are CNS, HCA and Thayer. Motion by Diane Munro to refer CNS, HCA and Thayer to the CRC Board for their recommendation; once that is received, the CPB will make a motion at their September meeting to approve one of the consultants, seconded by Bruce Dolph. All in favor. Motion carried.

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