



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: September 4, 2024

TIME: 7:00 PM

PLACE: 2 Bridge Street, Delhi, NY

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

STAFF: Shelly Johnson-Bennett
Kent Manuel, Chief Planner
Theresa Ferrigno, Planner Trainee
Jessica Ulmer, Admin. Asst.

PUBLIC: Todd Pascerella
Elizabeth DeFalco

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

Minutes

Motion by Dale Downin to approve the August meeting minutes with one correction, seconded by Travis O'Dell. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Bovina Planning Board, presented by Kent Manuel for a Special Use Permit for Livestock Foundation. The property is located at 124 Bob Hall Road. The applicant is proposing to operate a Commercial Event Center. Bands will play in the existing barn. The maximum capacity of the barn is 200 people. Portalets will be used. A public hearing will be scheduled. Motion by Bruce Dolph to approve, seconded by Travis O'Dell. Motion carried. Dale Downin abstained.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Abundant Solar Power Inc. The property is located on NYS Hwy. 28. The applicant has made revisions to their previous application based on DEP and DEC comments. Trees will be cleared but stumps will remain and posts will be driven into the ground to support solar arrays. The County Planning Board was concerned that the stumps may degrade over time and questioned if that would create ground disturbance. Kent relayed that in previous reviews NYC DEP has not considered clearing of trees as disturbance when stumps were not removed. The applicant has presented the decommissioning plan to the local board. Motion by Bruce Dolph 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 Special Use Permit. The property is located at 143 Main Street. The applicant is requesting a multi-purpose permit for the existing building. They will continue to sell retail. A public hearing is scheduled. Motion by Travis O'Dell to approve, seconded by Diane Munro. All in favor. Motion carried.

Referral from the Town of Andes Planning Board, presented by Theresa Ferrigno for a Subdivision for Dennis and Ed Bacon. The property is located at 143 Shaver Hollow Road. The local board has issued the variance and waived the survey. Motion by Bruce Dolph to approve, seconded by James Erwin. Motion carried. Travis O'Dell abstained.

Referral from the Town of Kortright Planning Board, presented by Theresa Ferrigno for a Subdivision for Jeffery Arnold. The property is located on the Northside of the intersection of NYS Hwy. 23 and Tedlebrook Road. Soils tests have been done and are shown on the map. Motion by Travis O'Dell to approve, seconded by Dale Downin. All in favor. Motion carried.

Climate Smart: No update.

Shelly gave an update on the NYC negotiations and the Del Co Soil & Water Conservation District's contract with NYC DEP.

County Comp Plan: There will be an event in Hobart on September 16th and one in Walton on September 17th; both from 6pm-8pm. Shelly will be doing a press release for the official meetings. Fisher will be doing a presentation on the 17th as well at the Department Head meeting. Bruce suggested we try to get in on the Harvest Fest that Walton does in October.

Housing Study: We are waiting to receive something from the consultant to review.

Fleischmanns Freight House: Todd Pascerella was in attendance and informed the County Planning Board that the CRC Board reviewed the three consultants' proposals that were forwarded to them from the County Planning Board. The consultant they recommend to the County Planning Board is C&S. Motion by Bruce Dolph to enter into contract with C&S, seconded by Art Edel. All in favor. Motion carried. Todd will plan to talk with Ken Pasternak regarding funding.

Shelly discussed next year's budget. She will be meeting with Personnel to discuss position upgrades and new positions. CAD expenses will be in next year's budget to support Sean's L.A. work.

Motion by Art Edel to adjourn the meeting, seconded by Dale Downin. All in favor. Motion carried.

The meeting ended at 8:40pm.