



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: October 2, 2024

TIME: 7:00 PM

PLACE: 2 Bridge Street, Delhi, NY

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

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

PUBLIC:

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

Minutes

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

General Municipal Law 239 Reviews

Referral from the Town of Walton ZBA, presented by Kent Manuel for an Area Variance for Joseph and Julie Bennett. The property is located at 14806 State Hwy. 206. The applicant is proposing to build a home on a .25 acre parcel that has 170 feet of road frontage. It is a non-conforming lot due to its size and road frontage. Motion by Mark Lee to take no action, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Sophia Picco for a Subdivision for Mark Stoop. The property is located on Huska Road and Tanglewood Lake Road. The applicant is proposing a 2-lot

subdivision and building a home on the 10-acre proposed lot. Soils tests have been done. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Referral from the Town of Hancock Planning Board, presented by Shelly Johnson-Bennett for a Special Use Permit for Delaware River Solar. The property is located on Bear Brook Road. The applicant is proposing a Solar Energy System. The applicant will need to obtain several permits including DOT permits and a Nationwide Permit. Motion by Bruce Dolph to approve pending all required permits are received, seconded by Dale Downin. All in favor. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Sophia Picco for a Site Plan Review and Special Use Permit for the Delaware County Historical Association. The property is located at 46551 NYS Hwy. 10. The applicant is proposing a new building for storage. There will be a public hearing October 28th. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Climate Smart: No update.

County Comp Plan: The Planning Department staff have been attending events for public outreach for the Plan. So far, 143 surveys have been completed. There are more events we will be at this Fall and Winter. Daily posts are being posted to Facebook. Shelly will be working with the high schools as well. We will be meeting with the consultant next Tuesday.

Housing Study: We have not received anything yet; however, we have been offered another extension.

Fleischmanns Freight House: The County attorney has approved the contract. Motion by Bruce Dolph to enter into contract with C&S; seconded by Dale Downin. All in favor. Motion approved.

Bainbridge Lead Agency Request: The Town of Bainbridge would like to be Lead Agency for the coordinated SEQR of the Bainbridge Cannabis Dispensary. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Shelly gave updates to the Board on the upcoming Parks Dept. and the ongoing negotiations with NYC.

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

The meeting ended at 8:15pm.