



DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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DELAWARE COUNTY PLANNING BOARD

DATE: January 8, 2025

TIME: 7:00 PM

PLACE: 2 Bridge Street, Delhi, NY

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

STAFF: Kent Manuel, Chief Planner
Sean Leddy, Landscape Architect
Jessica Ulmer, Admin. Asst.

PUBLIC: Becky Timmons, Fisher Associates

At 6:00pm, Becky Timmons from Fisher Associates zoomed into the CPB meeting regarding the County Comp. Pla.

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

Minutes

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

Motion by Bruce Dolph for Will Outsen to be Chair and Travis O'Dell to be Vice Chair, seconded by Art Edel. All in favor. Motion carried.

General Municipal Law 239 Reviews

Referral from the Village of Hancock Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review and Special Permit for David and Cindy Rinker. The property is located at 87 East Front Street. The applicant is proposing to operate a retail store with local vendors and fishing supplies in one part of the building. The other part of the building will be used as a Cannabis dispensary. Motion by Bruce Dolph to approve, seconded by James Erwin. All in favor. Motion carried.

Referral from the Town of Meredith Planning Board, presented by Sean Leddy for a Subdivision for John Janiszewski. The property is located on Elk Creek Road. Motion by Bruce Dolph to approve, seconded by Dale Downin. Will Outsen abstained. Motion carried.

Climate Smart: no update. There are some grants available for clean energy communities.

Housing Study: Jim Thatcher will be meeting with Kent and Shelly. We are anticipating a draft this month.

Fleischmanns Freight House: We will be receiving the report next week. There is a DOT easement issue that will need to be resolved.

Clean Path: The project has been withdrawn; however, it is re-grouping and the process will continue.

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

The meeting ended at 7:30pm.