



# DELAWARE COUNTY DEPARTMENT OF PLANNING AND WATERSHED AFFAIRS

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## DELAWARE COUNTY PLANNING BOARD

- DATE:** November 6, 2024
- TIME:** 7:00 PM
- PLACE:** 2 Bridge Street, Delhi, NY
- CPB:** Art Edel  
Bruce Dolph  
Travis O'Dell  
Dale Downin  
Will Outsen  
Mark Lee  
Matt Gray  
Diane Munro
- STAFF:** Shelly Johnson-Bennett, Director  
Kent Manuel, Chief Planner  
Ned Brower, Env. Planner  
Sophia Picco, Planner Trainee  
Jessica Ulmer, Admin. Asst.
- PUBLIC:** Becky Timmons, Fisher and Assoc.  
Brian Byrnes, C&S Engineers  
Elizabeth DeFalco, Reporter  
Donald Bishop

At 6:00pm, Becky Timmons from Fisher and Associates zoomed in to the CPB meeting to discuss the County Comprehensive Plan.

At 6:30pm, Brian Byrnes from C&S Engineers zoomed in to the CPB meeting to discuss the Fleischmanns Freight House project.

Will Outsen opened the November meeting of the Delaware County Planning Board at approximately 7:25 PM.

### Minutes

Motion by Mark Lee to approve the October meeting minutes, seconded by Dale Downin. All in favor. Motion carried.

### General Municipal Law 239 Reviews

Referral from the Town of Andes Planning Board, presented by Kent Manuel for a Subdivision for Mikey Roe and Arthur Melvin. The property is located on Bussey Hollow Road. The applicant is proposing two BLAs. Motion by Travis O'Dell to approve, seconded by Bruce Dolph. All in favor. Motion carried.

Referral from the Town of Roxbury Planning Board, presented by Ned Brower for a Site Plan Review for Samuel Fundaro. The property is located at 53545 State Hwy. 30. The applicant is proposing to build and operate a pub in the front of the building and have an apartment in the back of the building. The pub will use the municipal lot for parking. The applicant does not plan to have a kitchen for the pub and will be using pre-packaged food and beverages. NYSHPO has recommended that the building be built in-line with the existing buildings. Permits and requirements have yet to be obtained and met from agencies including NYC DEP. Motion by Bruce Dolph to conditionally approve the application with the condition that all necessary requirements are met and all necessary permits are obtained, seconded by Mark Lee. All in favor. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Subdivision for James Corcoran. The property is located at 135 Delaware Avenue. The applicant is proposing to subdivide .8 acres out of 20 acres. Soils tests have been done and will be recorded on the map. Motion by Travis O'Dell to approve pending the soils tests pass, seconded by Art Edel. Motion carried.

Referral from the Town of Meredith Planning Board, presented by Kent Manuel for a Subdivision for Thomas and Ellen Davis. The property is located on Turnpike Road. The applicant is proposing a two-lot subdivision. Soils tests are done and have been recorded on the map. Motion by Travis O'Dell to approve, seconded by Art Edel. All in favor. Motion carried.

Climate Smart: No update.

Housing Study: We have not received anything yet.

The CPB agreed to have the Christmas Party at the December CPB meeting starting at 5:00 pm and everyone will bring a dish to pass.

Shelly updated the Board on negotiations and Clean Path.

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

The meeting ended at 8:15pm.