



DELAWARE COUNTY PLANNING DEPARTMENT

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DELAWARE COUNTY PLANNING BOARD

DATE: July 3, 2008
TIME: 7:00 PM
PLACE: Delaware County Highway Building

CPB: John Hamilton
Pat Miele
Art Stewart
Art Edel
Don Kearney
Harold Bedford
John Reynolds
Nancy Gallup
Mark Lee

STAFF: Shelly Johnson-Bennett, Chief Planner
Tom Evans, Senior Planner
Kent Manuel, Senior Planner

PUBLIC: Margaret Jordan, Town of Meredith Resident; and Rafael and Danielle Zabik, Town of Delhi Residents.

John Hamilton opened the meeting of the Delaware County Planning Board at approximately 7:05 PM.

Minutes

The June meeting minutes were reviewed. Motion by Harold Bedford to approve, seconded by Art Edel. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Meredith Planning Board, presented by Tom Evans for a three lot minor subdivision for Margaret Jordan. Property is located off NYS Route 28 and Palmer Hill Road. Both newly created lots would front on the Town Road. The Planning Board requested topographic intervals to be placed on the plat and an inspection of driveway access points by the Highway Department. No permit system for driveways is in place in the Town of Meredith. Motion by Nancy Gallup to approve, seconded by Art Stewart, John Hamilton abstained. Motion carried.

Referral from the Village of Margaretville Planning Board, presented by Kent Manuel for a Site Plan Review for Campobello, Inc. Property is located at 40 Church Street. The applicant is proposing to accommodate general retail uses on the first floor with gallery space on the second floor. Motion by Mark Lee to approve, seconded by Nancy Gallup. Don Kearney abstained. Motion carried.

Referral from the Village of Deposit, presented by Shelly Johnson-Bennett for the adoption of Subdivision Regulations for the Village of Deposit. Copies of the draft had been supplied to members in advance for their review. Shelly explained that the Village had worked on this with their attorney for well over a year and that they had already acted to adopt the regulation after referring it to the Broome County Planning Board, unaware that it would also have to be referred to the Delaware County Planning Board.

Nancy Gallup requested clarification on Section 102 as it pertains to site clearing prior to subdivision approval. Shelly explained that the section applies only to properties that have a current application for subdivision on file at the time clearing or other site activity occurs. Section 104 was explained, a single-family residence may be granted on an entire lot rather than proposed lots for which an approval is not in place. The section on septic suitability was clarified, not all lots in the Village are located within reach of the municipal sewer system and some may require on-site septic. A comment was made regarding the phrasing of much of the document, being difficult to read and not very user-friendly. Certain timeframe requirements within the document were questioned and it was explained that they were from state law. Motion by Nancy Gallup to approve, seconded by John Reynolds. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for Time Warner Cable. Property is located on NYS Route 28. The applicant is proposing to purchase the property and construct a 16' x 20' unmanned facility building. Motion by Harold Bedford to approve, seconded by Don Kearney. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Subdivision for Burton F. Clark, Inc. Property is located on Sherwoods Road. The applicant is proposing a 2-lot subdivision. Soil tests have not been done. Motion by Mark Lee to approve pending soils tests, seconded by Harold Bedford. Motion carried.

Referral from the Village of Stamford Planning Board, presented by Kent Manuel for a Site Plan Review for Aree and Sally Bray. Property is located at 16 River Street. The applicant is proposing to operate a coffee shop. Motion by Nancy Gallup to approve, seconded by Art Edel. Motion carried.

Referral from the Town of Meredith Planning Board, presented by Tom Evans for Subdivision for Steve Mostert. Property is located on Waterman Road. The applicant is proposing a 2-lot subdivision. Soils tests have not been done on the remaining lands. Motion by Mark Lee to disapprove due to lack of soils tests on the remaining lands, seconded by Nancy Gallup. John Hamilton abstained. Motion carried.

Referral from the Town of Andes Planning Board, presented by Tom Evans for a Subdivision for Steve Karl - Cool Waters Ranch. Property is located on County Route 1, Tremper Kill Road. The Board was concerned with the lack of site distance for the larger lot's access. Also, soils tests had not been done on remaining lands (larger lot). Motion by Pat Miele to disapprove due to lack of site distance for the larger lot's access and lack of soils tests on remaining lands, seconded by Nancy Gallup. John Reynolds abstained. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for Laura Brooks. Property is located at 570 West Main Street. The applicant is proposing to operate a consignment shop. Motion by Don Kearney to approve, seconded by Nancy Gallup. Art Stewart abstained. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Shelly Johnson-Bennett for a Special Use Permit for Frank Mann. Property is located on Route 30, Margaretville. The applicant is proposing to sell retail and rent storage space. The building proposed to be constructed is 72' x 40'. Motion by Mark Lee to approve, seconded by Art Edel. Don Kearney abstained. Motion carried.

Referral from the Village of Fleischmanns Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review and Special Use Permit for Nivlas Real Estate, Inc. Property is located at 155 Armstrong Park. The applicant is proposing to operate a motor vehicle repair shop/automobile sales business on his property. Motion by Art Edel to disapprove due to lack of information, seconded by Mark Lee. Don Kearney abstained. Motion carried.

Other Business:

Lead Agency Request from the Town of Andes Planning Board. The Town Planning Board would like to be the lead agency for the Site Plan Review for the Andes Public Library Renovation and Expansion project. Motion by Art Edel to have the Town of Andes Planning Board be lead agency, seconded by Harold Bedford. John Reynolds abstained. Motion carried.

Meeting adjourned at 8:30 PM.