



## DELAWARE COUNTY PLANNING DEPARTMENT

Highway Department Building • P.O. Box 367 • Delhi, New York 13753  
Phone (607) 746-2944 • Fax (607) 746-8479 • Email: pln@co.delaware.ny.us

---

### DELAWARE COUNTY PLANNING BOARD

- DATE:** March 5, 2008
- TIME:** 7:00 PM
- PLACE:** Delaware County Highway Building
- CPB:** John Hamilton  
John Reynolds  
Pat Miele  
Nancy Gallup  
Art Edel  
Don Kearney
- STAFF:** Shelly Johnson-Bennett, Chief Planner  
Tom Evans, Senior Planner  
Kent Manuel, Senior Planner  
Spencer DeVaul, GIS Coordinator  
Jessica Ulmer, Administrative Assistant  
Claude Monfort, GIS Technician  
Justin Shaw, Planner
- PUBLIC:** Chad Dykes, Covidien  
Thomas Magnan, Covidien  
John Rich, Rettew  
Dawn Kalisky, Lanc and Tully

John Hamilton opened the meeting of the Delaware County Planning Board at approximately 7:00 PM.

#### Minutes

The January meeting minutes were reviewed. Motion by Art Edel to approve, seconded by John Reynolds. Motion carried.

#### General Municipal Law 239 Reviews

Referral from the Village of Hobart Planning Board, presented by Kent Manuel and Chad Dykes from Covidien/Mallinkrodt, for a Site Plan Review and Special Use Permit for Covidien/Mallinkrodt. Property is located off of Pearl Street. The applicant is proposing to expand one of their buildings for a new product line. There is plenty of parking. Amendments to the Stormwater Plan are being reviewed by DEP. The retention ponds have been adjusted. Motion by Nancy Gallup to approve, seconded by John Reynolds. Motion carried.

Referral from the Town of Delhi Planning Board, presented by Kent Manuel and John Rich from Rettew for a Subdivision for Albert and Christine Gullow. Property is located on County Route 16. This application was brought to the County Planning Board in the past, the County Planning Board disapproved the application because there was not enough room for a septic on the property. A Boundary line agreement has been filed at the County Clerk's office. A topographic survey was presented to the County Planning Board. The map showed contours and the required 10 ft. setback, it is an 8-10% slope. Too much time had past from the time this application was first presented for the applicant to proceed; therefore, it had to come to the County for review again. Motion by Don Kearney to approve, seconded by Art Edel. Motion carried.

Referral from the Village of Walton Zoning Board of Appeals, presented by Tom Evans and Dawn Kalisky from Lanc and Tully for a Use Variance for Regan Development/Keath Davis. Property is located on Delaware Street. The applicant is proposing to construct a 30 unit affordable housing complex in the business district. The Village's regulations does not allow people to live on the first floor of buildings in the business district; therefore the applicant is requesting a Use Variance for the project. The County Planning Board is concerned with the upcoming Site Plan Review to the project due to issues with the access. Motion by Nancy Gallup to approve, seconded by Don Kearney. Motion carried.

Referral from the Village of Margaretville Planning Board, presented by Kent Manuel for a Site Plan Review for Daniel Katz. Property is located on Bridge Street. The applicant is proposing to open Fresh Town Market. He is proposing to renovate and improve the interior as well as the exterior of the existing shopping plaza. Motion by Art Edel to approve, seconded by John Reynolds. Motion carried.

Referral from the Town of Franklin Planning Board, presented by Kent Manuel for a Site Plan Review and Special Use Permit for SBA Towers, Inc. Property is located on the NW corner of property off Grange Hall Road. The applicant is proposing to construct a 195 ft. cell tower. The neighboring property owners are okay with the proposal. Motion by Don Kearney to approve, seconded by Nancy Gallup. Motion carried.

Referral from the Town of Delhi Zoning Board of Appeals, presented by Kent Manuel for a Subdivision and two Area Variances for Daniel Liddle. Property is located on County Route 18. The applicant wants to donate a portion of land for a canoe launch and an informational kiosk. The County Planning Board suggested that the County Department of Public Works investigate the site distance at the proposed site. Motion to approve by Pat Miele pending adequate site distance, seconded by Don Kearney. Motion carried.

Referral from the Village of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review for Frank Forte, Slater Associates. Property is located at 37 Meredith Street. The applicant is proposing to construct a 12 unit, 2 bedroom apartment building. Motion by Art Edel to approve, seconded by Pat Miele. Motion carried.

Referral from the Town of Hamden Planning Board, presented by Thomas Evans for a Site Plan Review for Charles Pinkey/River Valley New Holland. Property is located on NYS Route 10. The applicant is proposing to construct a 9,000ft Tractor/Equipment and repair facility. Motion

by Don Kearney to approve pending notification from DOT, copy of NOI from DEC, septic approval from DEP, and soils test information, seconded by John Reynolds. Motion carried.

The County Planning Board was sent a Lead Agency Request regarding the above application. Motion by Art Edel for the County Board to not be lead agency, seconded by Don Kearney. Motion carried.

Referral from the Town of Walton Planning Board, presented by Tom Evans for a Site Plan Review and Special Use Permit for Delaware County Department of Public Works and Delaware Energy Corporation. Property is located on NYS Route 10 at the Delaware County Solid Waste Management Center. The applicant is proposing a landfill gas project that will create energy for on site and the REA grid. REA will own and run the facility. The DEP permit has been changed to add the facility. Motion by Nancy Gallup to approve, seconded by Pat Miele. Motion carried.

Referral from the Town of Sidney Planning Board, presented by Shelly Johnson-Bennett for a Subdivision for Barbara Gardepe (Wormuth). Property is located on County Route 44. The applicant is proposing to subdivide 1 acre out of 13 acres for the family. The well and septic are in and have been approved by DOH. The applicant has received an access permit. Motion by Don Kearney to approve, seconded by Art Edel. Motion carried.

**Other/New Business:**

Historic Preservation: New Kingston Historic District has been recommended to the Commissioner of Parks, Recreation and Historic Preservation to be listed on the New York State Register of Historic Places and nominated to the Nation Register of Historic Places.

Shelly updated the Board on the Flood Buyout Program. Closings for 8 of the properties is set for March 18<sup>th</sup>.

Planning has written and submitted two DOS grants for the Town of Stamford and the Village of Margaretville; and an ARC grant for Sidney Center.

The pilot project in Hamden is finished.

Meeting adjourned at 9:00 PM.