



DELAWARE COUNTY PLANNING DEPARTMENT

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DELAWARE COUNTY PLANNING BOARD

- DATE:** December 3, 2008
- TIME:** 7:00 PM
- PLACE:** Delaware County Highway Building
- CPB:** John Hamilton
Harold Bedford
Pat Miele
John Reynolds
Art Edel
Nancy Gallup
Don Kearney
- STAFF:** Nicole Franzese, Director
Tom Evans, Senior Planner
Kent Manuel, Senior Planner
Justin Shaw, Planner
Jessica Ulmer, Administrative Assistant
- PUBLIC:** Mary Hamilton
Peggy Kearney
Ethel Bedford
Marcia Edel

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

Minutes

The November meeting minutes were reviewed. Motion by Art Edel to approve, seconded by Harold Bedford. All in favor, motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Delhi Planning Board, presented by Kent Manuel for a Site Plan Review for Tracy Armstrong. The property is located on NYS Route 10. The applicant is proposing to put up a fence to enclose the junk cars around his garage. Motion by Nancy Gallup to approve, seconded by Don Kearney. Seven in favor, motion carried.

Referral from the Town of Meredith Planning Board, presented by Justin Shaw for a Subdivision for Paul and Cathy Johnson. The property is located on Turnpike Road. The applicant is proposing a 3-lot minor subdivision. Motion by Don Kearney to approve, seconded by Harold Bedford. Seven in favor, motion carried.

Referral from the Town of Middletown Zoning Board of Appeals, presented by Kent Manuel for an Area Variance for Catskill Recreation Center, Inc. The property is located on County Route 38. The applicant is proposing to build a recreation building with a swimming pool and ice skating rink. The applicant requires a set back area variance from the neighboring property; however, the neighboring property is okay with the variance being granted. Motion by Harold Bedford to approve, seconded by Art Edel. Don Kearney abstained. Six in favor, motion carried.

Referral from the Town of Middletown Planning Board, presented by Kent Manuel for a Special Use Permit for Catskill Recreation Center, Inc. The property is located on County Route 38. The applicant is proposing to build a recreation building with a swimming pool and ice skating rink. Motion by Harold Bedford to approve, seconded by Art Edel. Don Kearney abstained. Six in favor, motion carried.

Referral from the Village of Margaretville Zoning Board of Appeals, presented by Kent Manuel for an Area Variance for Daniel Katz. The property is located on Bridge Street. The applicant is proposing to renovate the A&P grocery store including an expansion into the vacant laundromat portion of the building. An area variance is required in the rear of the building for the proposed loading dock and cooler addition. Motion by Nancy Gallup to approve, seconded by John Reynolds. Seven in favor, motion carried.

Referral from the Village of Margaretville Planning Board, presented by Kent Manuel for a Site Plan Review for Daniel Katz. The property is located on Bridge Street. The applicant is proposing to renovate the A&P grocery store including an expansion into the vacant laundromat portion of the building. . Motion by Nancy Gallup to approve, seconded by John Reynolds. Seven in favor, motion carried.

Other Business:

The proposed Town of Masonville Comprehensive Plan was handed out to each County Planning Board member to review for the January meeting.

The Town of Meredith sent a letter to the County Planning Board informing them that the Town Board overrode the County Planning Board's decision and passed Local Law #3 of 2008.

Don Kearney, John Reynolds and Mark Lee were reappointed to the County Planning Board by the Board.

John Hamilton informed the Board that he will be unable to attend the January, February and March meetings because he will be out of town. John Hamilton appointed Nancy Gallup and Pat Miele as the nominating committee.

Nicole discussed the Economic Impact Analysis that is being performed on the NYC DEP's Land Acquisition Program. A grant is available in the amount of \$400,000.00 for the analysis. The County Planning Board supports the County developing an Economic Impact Analysis.

Meeting adjourned at 8:00 PM.