



DELAWARE COUNTY PLANNING DEPARTMENT

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DELAWARE COUNTY PLANNING BOARD

DATE: November 5, 2008

TIME: 7:00 PM

PLACE: Delaware County Highway Building

CPB: Harold Bedford
Pat Miele
John Reynolds
Art Edel
Nancy Gallup

STAFF: Tom Evans, Senior Planner
Kristin Janke, Environmental Technician
Justin Shaw, Planner
Jessica Ulmer, Administrative Assistant

PUBLIC: Michael Jastremski

Harold Bedford opened the meeting of the Delaware County Planning Board at approximately 7:00 PM.

Minutes

The October meeting minutes were reviewed. Motion by Nancy Gallup to approve with the correction that on page 2, 3rd paragraph, “seven in favor” be changed to “eight in favor”, seconded by Art Edel. All in favor, motion carried.

Michael Jastremski was introduced to the County Planning Board. He is being considered for the County Stream Planner position.

General Municipal Law 239 Reviews

Referral from the Village of Margaretville Planning Board, presented by Tom Evans for a Site Plan Review for Eva Fox. The property is located at 743 Main Street. The applicant is proposing to operate a café. Beer and wine will be served, there will also be take out food available. Parking is available in the municipal lot near by. Motion by Art Edel to approve, seconded by John Reynolds. Five in favor, motion carried.

Referral from the Town of Roxbury Planning Board, presented by Tom Evans for a Site Plan Review for Green-Del Sanitation & Recycling, Inc. The property is located on NYS Route 23.

The applicant is proposing to construct and operate a C & D facility. The plans are being reviewed by an engineer hired by the Town. Thus far they seem to be in order. DEP has issued a Notice of Violation for stormwater run-off. The applicant is now working on a Stormwater Pollution Prevention Plan (SWPPP). The local planning board intends to approve the application after the SWPPP is approved by DEP and the NOV is lifted. Motion by Nancy Gallup to conditionally approve the application with the condition that the Notice of Violation be remediated, seconded by John Reynolds. Five in favor, motion carried.

Referral from the Town of Walton Planning Board, presented by Tom Evans for a Special Use Permit for Terri Green and Joseph and Barbara Spataro. The property is located at 112 County Highway 22. The applicant is proposing to operate a Bed and Breakfast, and Hair Salon out of her home. Motion by Art Edel to conditionally approve the application with the condition that the applicant receives an access permit for the new businesses in the home from the County DPW, seconded by Pat Miele. Five in favor, motion carried.

Referral from the Town of Walton Planning Board, presented by Tom Evans for a Special Use Permit for Lorraine Hitt. The property is located at 289 Maple Top Road. The applicant is proposing to operate a Hair Salon out of their home. Motion by Nancy Gallup to approve, seconded by Art Edel. Five in favor, motion carried.

Referral from the Town of Meredith Planning Board, presented by Justin Shaw for a Subdivision for Kevin Hodne. The property is located on Elk Creek Road. The applicant is proposing a 2-lot subdivision, one lot will be 3.99 acres, the other lot will be 7.57. Soils tests have been done. There is no mention if the driveway that accesses both lots will be deeded. A waiver for the survey of lot-1 only has not been presented; no survey for lot-2 has been presented. Motion by Pat Miele to disapprove the application due to the following: No waiver for a survey of lot-1 only, no survey for lot-2, it is unclear whether there will be a deeded access or if there are alternate access points for both lots 1 and 2, seconded by Art Edel. Five in favor, motion carried.

Referral from the Town of Deposit Planning Board, presented by Tom Evans for a Subdivision for Bruce and Jennifer Blovsky. The property is located on County Route 20. The applicant is proposing a 2-lot subdivision. The property owner intends to do a gas lease for the larger lot, and the existing house will be on the smaller lot. A waiver request was granted for not doing soils tests on the larger lot. The access for gas trucks entering the large lot has been put in the lease. DPW has not inspected the truck access area yet. Motion by John Reynolds to conditionally approve the application with the condition that the applicant receives an access permit for the truck access area, seconded by Nancy Gallup. Five in favor, motion carried.

Referral from the Village of Deposit Board of Trustees, presented by Tom Evans for an Amendment to the Village's Local Law describing the powers and duties and organization of the Village's Planning Board. A section for "alternate members" has been added. Motion by John Reynolds to approve, seconded by Art Edel. Five in favor, motion carried.

Other Business:

Lead Agency Request from the Town of Middletown for a Community Pool and Recreation Facility. The County Planning Board supports the Town being lead agency on this project.

Lead Agency Request from the Village of Hobart for a proposed gas station/convenience store. The County Planning Board supports the Village being lead agency on this project.

Letter from the Town of Roxbury Planning Board. The Town of Roxbury Planning Board voted to override the County Planning Board's disapproval of the Gary DuMond subdivision.

Letter from the Town of Colchester Planning Board. The Town of Colchester Planning Board voted to override the County Planning Board's disapproval of the Jerry & Michael Stone subdivision.

The County Planning Board agreed to have their holiday party at the December meeting in the conference room at the Public Safety Building. Everyone will bring a dish to pass.

Meeting adjourned at 8:20 PM.