



## DELAWARE COUNTY PLANNING DEPARTMENT

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### DELAWARE COUNTY PLANNING BOARD

**DATE:** April 2, 2008  
**TIME:** 7:00 PM  
**PLACE:** Delaware County Highway Building

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

**STAFF:** Nicole Franzese, Director  
Shelly Johnson-Bennett, Chief Planner  
Tom Evans, Senior Planner  
Kent Manuel, Senior Planner  
Jessica Ulmer, Administrative Assistant  
Kristin Janke, Environmental Planner  
Justin Shaw, Planner Trainee

**PUBLIC:** Cheryl Lins

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

#### Minutes

The March meeting minutes were reviewed. Motion by Nancy Gallup to approve, seconded by Art Edel. Motion carried.

#### General Municipal Law 239 Reviews

Referral from the Village of Walton Zoning Board of Appeals, presented by Tom Evans and Cheryl Lins for a Use Variance. Property is located at 144 Delaware Street. The applicant is proposing to open and operate a micro-distillery manufacturing the specialty liquor absinthe for the NY market. There will be no retail at the proposed location; it will be distributed regionally. An alarm system will be installed. Motion by Mark Lee to approve, seconded by Don Kearney. Motion carried.

Referral from the Town of Harpersfield Planning Board, presented by Kent Manuel for a Subdivision for Anthony and Mariana Basile. Property is located on the South side of Route 23. DOT access permits will be required. Motion by Art Edel to approve, seconded by Nancy Gallup. Harold Bedford abstained. Motion carried.

Referral from the Town of Stamford Town Council, presented by Kent Manuel for an Adoption of a New Law to regulate Mobile/Manufactured housing for the Town. Motion by Mark Lee to approve, seconded by John Reynolds. Motion carried.

Referral from the Town of Colchester Planning Board, presented by Kristin Janke for a Subdivision for Daniel Johnston. Property is located on County Route 7. The applicant is proposing a 2-lot subdivision. There is a house, shed, well and septic on the smaller proposed lot. The larger parent lot has not been surveyed; a house, well and septic exist on it. The County Planning Board is concerned that the smaller proposed lot is too small and that there will not be enough acreage available to support a reserve septic system. Motion by Harold Bedford to disapprove due to lack of adequate space to support a reserve septic system, seconded by Pat Miele. Art Edel abstained. Motion carried.

Referral from the Town of Colchester Planning Board, presented by Kristin Janke for a Subdivision for Merlin Brock. Property is located on Elizabeth Road. The applicant is proposing a 2-lot subdivision. The larger parent lot has not been surveyed; a survey has been done for the smaller proposed lot. The road to the proposed lots does not meet the Town specifications found in the subdivision. Motion by Mark Lee to disapprove due to a substandard subdivision road, seconded by Harold Bedford. Art Edel abstained. Motion carried.

Referral from the Town of Kortright Planning Board, presented by Tom Evans for a Subdivision for Salvatore Mogavero. Property is located on the east side of Betty Brook Road. The applicant is proposing a 2-lot subdivision. Soils test will be done. Motion by Art Edel to approve, seconded by Don Kearney. Nancy Gallup abstained. Motion carried.

Referral from the Village of Hancock Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for Robert Franciose, III. Property is located on Wheeler Street. The applicant is proposing to open and operate a Bakery. There will be no seating, it will only be for pick up. Motion by Mark Lee to approve, seconded by Nancy Gallup. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Shelly-Johnson-Bennett for a Special Use Permit for the Village of Fleischmanns. The applicant is proposing to place a 32,000 gallon water storage tank on Paradise Camp Road. Motion by Pat Miele to approve, seconded by John Reynolds. Don Kearney abstained. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Blue Deer Center for a Subdivision. Property is located on County Hwy. 6 and Smith Road. The applicant is proposing a 2-lot subdivision to make an existing house on its own property because the owner of it is currently leasing the property it is on. The other larger lot is proposed to be sold to NYC DEP. It is proposed that the Town will abandon a portion of Smith Road and that portion will become a private road. The Planning Director stated that this property was previously subdivided and

according to the amount of road frontage proposed in this subdivision, the previous subdivision might have been done incorrectly. Motion by Nancy Gallup to approve pending that the previous subdivision was done properly, seconded by Art Edel. Motion carried.

**Other/New Business:**

Nancy Gallup informed the Board that Ken Jaffe had contacted her regarding the NYS DEC Open Space Committee to discuss Meridale Farms. He is proposing that DEC purchases 249 acres of the Farm and puts a farm or incubator farm on the property.

Meeting adjourned at 8:50 PM.