



DELAWARE COUNTY PLANNING DEPARTMENT

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DELAWARE COUNTY PLANNING BOARD

DATE: January 2, 2008

TIME: 7:00 PM

PLACE: Delaware County Highway Building

CPB: John Hamilton
John Reynolds
Pat Miele
Mark Lee
Art Edel

STAFF: Tom Evans, Senior Planner
Jessica Ulmer, Administrative Assistant
Spencer DeVaul, GIS Coordinator
Claude Monfort, GIS Technician

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

Minutes

The December meeting minutes were reviewed. Motion by Art Edel to approve, seconded by Mark Lee. Motion carried.

General Municipal Law 239 Reviews

Referral from the Town of Bovina Planning Board, presented by Tom Evans, for a Subdivision for Donald Farley. Property is located on Reagan Road. The applicant is proposing a 2-lot subdivision. Soils tests have been done. Motion by John Reynolds to approve, seconded by Art Edel. Pat Miele abstained. Motion did not carry due to lack of a majority vote.

Referral from the Village of Stamford Planning Board, presented by Tom Evans, for a Site Plan Review for Kevin and Ann Hull. Property is located at 94 Main Street. The applicant is proposing to open and operate an insurance office. Motion by John Reynolds to approve, seconded by Pat Miele. Motion carried.

Referral from the Town of Delhi Zoning Board of Appeals, presented by Tom Evans, for an Area Variance for Double O Central NY, LLC. Property is located at 1201 Holmes Hollow Road. The County Planning Board reviewed this proposal in December. Since that meeting, new maps were supplied to the Town indicating that the proposed tower location does not meet the required one and one half tower distance setback from all property lines. Motion by Mark Lee to

conditionally approve on the condition that the adjoining property owner within the one and one half tower distance setback is in agreement with the proposed site, seconded by John Reynolds. Motion carried.

Referral from the Town of Andes Planning Board, presented by Tom Evans, for an Area Variance and a Site Plan Review for Frank and Nina Moore. Property is located at 409 Lower Main Street. Property is in a Historic District. The applicant is proposing to turn a multiple family house into a single family house. The existing garage is partially on the neighboring property. The applicants are proposing to take the garage down and possibly rebuilding it, which will require an Area Variance for the new location. Motion by Art Edel to approve the Area Variance and the Site Plan Review, seconded by Mark Lee. John Reynolds abstained. Motion did not carry due to lack of a majority vote.

Referral from the Town of Kortright Planning Board, presented by Tom Evans, for a Major Subdivision for Kevin Misevis. Property is located on NYS Route 23. The applicant has prepared a Stormwater Pollution Prevention Plan, but it has not yet been approved by DEC. The applicant has reapplied for a highway access permit. The applicant had sent information to SHPO, a phase one study was done, SHPO wanted a phase two study, but the Town did not think a phase two was necessary since nothing was found during the phase one. Soils tests have been done. A public hearing is scheduled. SEQR needs to be completed. Tom has contacted DEC and is waiting to hear back from them. Ron Mullinex did a field inspection of the subdivision road. A letter from Mr. Mullinex states the road has no more than a 10% grade. A centerline profile was done in the past. Motion by Art Edel to disapprove due to lack of information, seconded by Pat Miele. Motion carried.

Referral from the Town of Kortright Planning Board, presented by Tom Evans, for a Subdivision for Thomas Morris. Property is located on Pasciak Road. The applicant is proposing to create 4 lots. The property was BLA'd previously. There is a house on one of the lots, soils tests will be done on the other 3 lots. Motion by Mark Lee to approve pending soils tests, seconded by John Reynolds. Motion carried.

Referral from the Village of Deposit Planning Village Board, presented by Tom Evans, for an Adoption of a Downtown Revitalization Plan. Motion by Art Edel to approve, seconded by Pat Miele. Motion carried.

Referral from the Town of Deposit Planning Board, presented by Tom Evans, for a Subdivision for Indian Country. Properties are located on the west side of Airport Road. The two parcels are in same ownership. A BLA will be done to combine the larger and z-shaped parcels and then the parcel will be subdivided into two lots. Both parcels have and will have their own individual septic systems and wells. Parcels have access onto Airport Road. Motion by Art Edel to approve, seconded by Mark Lee. Motion carried.

Referral from the Village of Sidney Village Board, presented by Tom Evans, for an Amendment of Zoning District Map. Districts have been expanded to include several new terms. Two new districts were created, R-1A residential district and B-1A commercial development over lay. The zoning map changed to accommodate the addition of the new districts. Mark Lee disagreed

with a couple of things on the maps. Spencer, GIS Coordinator, produced the maps and will address the issues. Motion by John Reynolds to approve, seconded by Art Edel. Motion carried.

Other/New Business:

Letter from the Town of Meredith:

The Town of Meredith is requesting that the County Planning Board assist the Town with legal fees by using the O'Connor Legal Fund that the Planning Department administers. Motion by Art Edel to approve giving the Town the maximum allowable amount of the legal fund, seconded by John Reynolds. Motion carried.

Meeting adjourned at 9:00 PM.