



## DELAWARE COUNTY PLANNING DEPARTMENT

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### DELAWARE COUNTY PLANNING BOARD

**DATE:** May 7, 2008

**TIME:** 7:00 PM

**PLACE:** Delaware County Highway Building

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

**STAFF:** Nicole Franzese, Director  
Shelly Johnson-Bennett, Chief Planner  
Justin Shaw, Planner Trainee  
Jessica Ulmer, Administrative Assistant

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

#### Minutes

The April meeting minutes were reviewed. Motion by Art Edel to approve with the correction that on page 3 it is proposed that DEP, not DEC will purchase 249 acres of Meridale Farms, seconded by Harold Bedford. Motion carried.

#### General Municipal Law 239 Reviews

Referral from the Town of Delhi Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for DMV International/Delaware Operations. Property is located NYS Route 10. The applicant is proposing to add a treatment facility to the existing building to provide secondary treatment of the plants waste effluent before it is conveyed to the Village of Delhi Waste Water Treatment Plant. Motion by Nancy Gallup to approve, seconded by Don Kearney. Motion carried.

Referral from the Town of Roxbury Town Board, presented by Shelly Johnson-Bennett for an Adoption of a New Law. The Town of Roxbury has written a local law regulating construction and demolition debris processing facilities. Motion by Mark Lee to approve with the correction

that “m” is added to the word “demolition” in the heading on page 1, seconded by Art Edel. Motion carried.

Referral from the Town of Roxbury Town Board, presented by Shelly Johnson-Bennett for an Adoption of a New Law. The Town of Roxbury has written a local law relating to the establishment of landmarks or historic districts in the Town of Roxbury. Motion by Pat Miele to approve, seconded by Don Kearney. Motion carried.

Referral from the Village of Margaretville Planning Board, presented by Shelly Johnson-Bennett for a Special Use Permit for Brookside Hardware. Property is located at 42235 State Highway 28. The previous building had burnt down and the owners are going to rebuild it. The applicant is proposing to rebuild the building slightly smaller than the original using the same footprint. It will be shifted away from the stream as well. Motion by Harold Bedford to approve, seconded by Art Edel. Motion carried.

Referral from the Town of Middletown Planning Board, presented by Shelly Johnson-Bennett for a Subdivision for Otto Kuczynski. Property is located on Thompson Hollow Road. The applicant is proposing to subdivide a 5-acre parcel that has an existing house, barn, and garage on it, from the existing lot. No test pits have been done because they are not required by the Town’s regulations. Motion by Nancy Gallup to approve with the recommendation that the applicant do test pits, seconded by Pat Miele. Motion carried.

Referral from the Village of Deposit Planning Board, presented by Shelly Johnson-Bennett for a Site Plan Review for Larry Schaefer. Property is located on Laurel Bank Avenue. The applicant is proposing 4 camper trailer sites. It is an allowed use. The County Department of Public Works has looked at the access and is requiring the applicant to square off the access to improve the safety of individuals pulling in and out of the access. Motion by Harold Bedford to approve with the requirement that the applicant make the necessary changes to the access per the County Department of Public Works, seconded by Art Edel. Motion carried.

**Other Business:**

Lead Agency Request: The Town of Andes has send the County Planning Board a Lead Agency Request for the Harold Cole Subdivision. Motion by Mark Lee to support the Town of Andes to be Lead Agency, seconded by Art Edel. Motion carried.

Historic Preservation: The Rock Valley Schoolhouse & Cemetery in Long Eddy has been recommended by the State Review Board to SHPO to be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

Region 4 Planning Meeting: Nancy Gallup informed the County Planning Board that she attended the Region 4 Planning Meeting and that it was decided at this meeting that the Meredith project will go into the Susquehanna Watershed except for the 266 acres. Nicole informed the Board that the Ag. and Farmland Protection Board did not support this at their last meeting.

Meeting adjourned at 8:28 PM.