

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
January 11, 2011

Members Present

Paul Thomsen  
Bruce Beadle  
Perry Owen

Staff Present

Ted Guinn  
John Carson  
Shane H. Butler

Guest(s) Present

The meeting was called to order at approximately 8:48 a.m.

**New Business:**

The 239-Review Committee had three (3) 239-Review proposals to consider. Action was taken as follows:

**11-01 (Village of Bainbridge) Germond “The Carriage House” Variance**

Mr. Carson asked what the difference was between the R2 and C2. Mr. Butler explained the R2 is residential and the C2 is commercial. The R1 and R2 have some similar definitions which overlap but there are differences too. This is similar to the C1 and C2. Mr. Butler asked if they could do a stipulation where it reverted back to a R2 when the property was either sold or closed. Mr. Beadle wasn't sure if it would be legal. Mr. Butler stated the old school in the City of Norwich had this stipulation. Mr. Carson asked where the property was located. Mr. Guinn explained where the railroad tracks were and the fire station. Mr. Owen asked how the restaurant would compete with the others in the area. Rosas, Bobs Diner, Jerry's and the Olive Branch are all in the same area. Mr. Beadle stated sometimes it is better to have more restaurants because of the competition factor. **Mr. Guinn motioned to deny the variance and keep the property residential because it would not fit the community character, seconded by Mr. Owen. Members voted all ayes, motion carried.**

**11-02 (Town of Norwich) Wehrli Site Plan**

Mr. Guinn stated there is a filled in area in the back where they could host these. The property is already a commercial site including a tanning salon. Mr. Butler stated Mr. Woerter called and suggested a maximum of three trailers. Mr. Beadle suggested having them be non-residential and for display only. Mr. Guinn stated they will probably be doublewides. Mr. Butler stated NYSDOT has been notified because of the two state roads but had not heard anything back yet. **Mr. Owen motioned to approve the project with the recommendation of having a maximum of three non-residential trailers for display only, have all lighting faced downward, and to follow NYSDOT recommendations, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Guinn abstained.**

**11-03 (Village of Afton) Holy Cow Mini Storage Site Plan**

Mr. Butler stated the property is on Caswell Street which is actually State Route 41 in the Village of Afton. Mr. Beadle asked where the property was in relation to Interstate 88. Mr. Carson asked where the Afton School was in relation to the property. Mr. Butler stated the property is across the road from the Little League park. Mr. Owen asked where the signage would be. Mr. Butler read the application which stated the signs will be added with board approval. Mr. Owen suggested having the sign on the building instead of near the road. Mr. Guinn asked what kind of lighting the property would have. Mr. Butler stated it will have exterior lighting at the entrance. **Mr. Guinn made the motion to approve the project with the recommendation to have all lighting faced downward, have any signage on the building instead of the roadway with board approval, and comply with any NYSDOT recommendations.**

With no further business, the meeting was adjourned at 9:09 a.m. until our next meeting on **February 8<sup>th</sup>, 2010**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
January 11, 2011

Members Present

Paul Thomsen  
Bruce Beadle

Ted Guinn  
John Carson

Staff Present

Shane H. Butler

Guest(s) Present

The meeting was called to order at approximately 9:05 a.m.

**New Business:**

The 239-Review Committee had three (3) 239-Review proposals to consider. Action was taken as follows:

**11-04 (Town of Smyrna) Norse Energy Subdivision**

Mr. Butler explained Norse Energy is subdividing off 3 acres where the house is located. They then plan on selling the house back to the owner. The Town of Smyrna already made their decision of approval with some recommendations relating to the location of the water well which is on the adjacent property. Mr. Beadle stated it looked like the well was on the property but the spring was off of the property near another building, possibly a barn. **Chairman Guinn motioned to approve the application with the recommendation of complying with all Town of Smyrna recommendations, seconded by Mr. Beadle. Members voted all ayes, motion carried.**

**11-05 (Town of Oxford) Roosa Variance**

Mr. Butler explained the property is on Gerry Lake. The Town of Oxford zoning says the property is an undersized lot and any construction on the property needs to be reviewed. Chairman Guinn stated if the deck was going to be put on the other side of the house, it might cause an issue, but since there is sufficient room on the other side of the house it should be fine. Mr. Carson asked if the property was next to the lake. Chairman Guinn stated it is away from the lake but do have access to it. **Chairman Guinn motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

**11-06 (Town of Norwich) Fiberdyme Inc. Electric Sign Site Plan**

Chairman Guinn explained the company came to the Town Board meeting and gave a presentation on what they would like to do. Mr. Carson asked if there were NYS DOT rules for the sign. Chairman Guinn stated there were and would have to go through the NYSDOT residency. The location is across from Unison just south of Wal-Mart. It will be an LED sign with 10 advertising spots per sign. It will look similar to a flat screen TV. The sign won't be able to fade off or do anything which distracts drivers. The company is already working with the NYSDOT on the project. Mr. Butler asked if he should send the application anyways. Chairman Guinn stated yes. Mr. Carson stated the towns should work together on making a sign ordinance relating to these types of signs. Chairman Guinn stated they had tried but there was not enough support for it. Mr. Beadle asked if the right of way was the same size as the one at Dunkin Donuts where there is an electric sign. Chairman Guinn stated it varies. The company is negotiating with the NYS Police on whether or not they can post Amber Alerts on it. Non-profits may also have an opportunity. The company is based out of Herkimer and can update the sign remotely. **Mr. Beadle motioned to approve the application with the recommendation of complying with all NYSDOT recommendations and guidelines, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Chairman Guinn abstained.**

With no further business, the meeting was adjourned at 9:23 a.m. until our next meeting on **March 8<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
March 8, 2011

Members Present

Ted Guinn  
John Carson

Paul Thomsen  
Sally Chirlin

Staff Present

Shane H. Butler

Guest(s) Present

The meeting was called to order at approximately 9:05 a.m.

**New Business:**

The 239-Review Committee had one (1) 239-Review proposals to consider. Action was taken as follows:

**11-07 (Town of Smyrna) Ingerto Subdivision**

Mr. Butler drew a rough diagram where the property is going to be subdivided. The applicant also provided a drawing of the subdivision. Ms. Chirlin asked who is subdividing it. Mr. Butler stated it is Jay Ingerto and it is for his children. Chairman Guinn stated the application is a simple subdivision and the Town Board has already made their decision. Ms. Chirlin asked why the property was being reviewed. Chairman Guinn stated it is in an ag district and is also on a county road. Mr. Carson asked where Flat Iron road was on the map.

With no further business, the meeting was adjourned at 9:12 a.m. until our next meeting on **April 12<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
April 12, 2011

Members Present

Ted Guinn            Paul Thomsen  
John Carson        Perry Owen  
Joe Woerter

Staff Present

Shane H. Butler

Guest(s) Present

The meeting was called to order at approximately 9:08 a.m.

**New Business:**

The 239-Review Committee had four (4) 239-Review proposals to consider. Action was taken as follows:

**11-08 (City of Norwich) King Variance**

Chairman Guinn explained the property is on East Main Street in the City of Norwich. The building was a physical therapy office previously with apartments above. The owner wants to now put in more apartments downstairs. Mr. Woerter asked if parking was an issue. Chairman Guinn stated there is plenty of parking in the back to accommodate and saw no issue with adding more apartments downstairs. Mr. Butler stated the City code does not allow for apartments on the first floor of a commercial zoned building. Chairman Guinn asked if there were any concerns from NYSDOT. Mr. Butler stated they had no concerns. **Mr. Woerter motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

**11-09 (Town of Guilford) Egnaczak Subdivision**

Mr. Butler explained the property will be subdivided into five pieces. One of the pieces will be going to a neighbor, three will be going to family, and one will be sold by the estate. Mr. Woerter asked how many different lots would be involved. Mr. Butler explained there would be five. It is not a realty subdivision because the lot sizes do not fall below five acres. It is a major subdivision however. Mr. Owen asked what would be the outcome when the largest parcel is sold and somebody wanted to further subdivide. Mr. Butler explained they would have to be thin lots. Mr. Carson stated there is a width to depth ratio which should prevent it but the law still needs some tweaking. Mr. Woerter stated they could build a road down the parcel as well. Mr. Owen asked how big the largest parcel was. Mr. Butler stated it is about 54 acres and there is a NYSEG line running through. Mr. Carson stated the Town of Guilford waved the perc test because 4 of the parcels will have existing structures. Mr. Woerter asked if there are wetlands on the property. Mr. Butler said there is not. Mr. Woerter asked if the parcels will be recombined with the adjacent parcels. Mr. Butler stated for now they will be separate but may be joined down the line. **Mr. Owen motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Carson and Mr. Butler abstained.**

**11-10 (Village of Sidney) Sidney Square Site Plan**

Mr. Butler stated the application is to expand the area where Advanced Auto Parts is located in Sidney. Mr. Woerter asked if we were reviewing this application because it was 500 feet from the County line. Mr. Carson said yes and explained where the county line was. Mr. Butler explained what facilities were near by including a Price Chopper, Pizza Hut, etc. There is a wetland in the back but they have put in a 100 foot buffer from the building and parking lot. Mr. Carson asked if they were adding onto the building. Chairman Guinn stated it is a separate bigger building than the existing one. Mr. Butler stated the site plan has sales in the back. Chairman Guinn stated it seems to be something not associated with the Advanced Auto Parts. Mr. Woerter asked if we reply to the Village of Sidney with our decision. Mr. Butler said yes. **Mr. Thomsen motioned to approve the application with no concerns, seconded by Mr. Carson. Members voted all ayes, motion carried.**

**11-11 (Town of Smyrna) Irwin Subdivision**

Mr. Butler stated the application is from the Town of Smyrna and included a short form SEQR. The property is being subdivided as part of the estate. The main parcels are connected but separated by the road. The application is to subdivide at the road and then adjoin them with neighboring parcels. Mr. Woerter asked what they were doing with the tax maps. Mr. Butler stated they would have to bring it to the Real Property Tax Department to start the merging process. Mr. Carson stated they have to talk to their assessor first. Mr. Woerter asked what the small thin parcel was in the back. Mr. Butler stated it is probably an old railroad right of way which would probably be combined. **Mr. Owen motioned to approve the application with no concerns, seconded by Chairman Quinn. Members voted all ayes, motion carried.**

With no further business, the meeting was adjourned at 9:22 a.m. until our next meeting on **May 10<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
May 10, 2011

Members Present

Ted Guinn            Paul Thomsen  
Bruce Beadle        Perry Owen  
Dan Palmer           John Carson

Staff Present

Shane H. Butler

Guest(s) Present

The meeting was called to order at approximately 9:05 a.m.

**New Business:**

The 239-Review Committee had three (3) 239-Review proposals to consider. Action was taken as follows:

**11-12 (Town of Norwich) CJS Auto Site Plan**

Chairman Guinn explained the property is on NYS Route 12 and used to be Advanced Fire Protection. The applicant would like to turn it into an auto repair shop. He is currently on the Wells Road. The Town of Norwich has approved the project pending the County review with the recommendation of having all dumpsters and scrap metal/parts screened by a privacy fence. There were also concerns with the amount of parking. The application was sent to NYS DOT and they want a designated driveway. Currently the entire road frontage is basically a driveway. There is no restriction on the maximum number of cars but unregistered vehicles cannot sit for more than 30 days.

Mr. Butler stated all lighting should be facing downward and suggested an oil/water separator. Chairman Guinn suggested letting Code Enforcement deal with the oil/water separator. Mr. Beadle stated he saw no issues with the application. NYSDOT will make them put curbs in to address the driveway issues.

**Motion by Mr. Thomsen to approve the application with the recommendations of all lighting be faced downward and compliance with NYSDOT, seconded by Mr. Owen. Members voted all ayes, motion carried.**

**11-13 (Town of New Berlin) Chapin Subdivision**

Mr. Thomsen stated the project is a simple subdivision across from the golf course on NYS Route 8. Both lots being subdivided will be joined with adjacent parcels. Chairman Guinn asked if the Town has any concerns with the project. Mr. Thomsen stated they do not.

**Motion by Chairman Guinn to approve the application with no concerns, seconded by Mr. Beadle. Members voted all ayes, motion carried.**

**11-14 (Town of Greene) All American Mine Site Plan**

Mr. Butler stated this is the same location as the storage facility approved last year. The NYSDEC is the lead agency on the SEQR and NYSDOT has also submitted a letter. Chairman Guinn stated they would need a mining permit from NYSDEC anyways. Mr. Butler stated they plan on doing a long form SEQR for the project.

Mr. Carson asked if there was a requirement for all neighbors to sign off on the project. Chairman Guinn asked if the NYSDEC sent in a letter to the 239-Review Committee. Mr. Butler stated they had not but NYSDOT has already seen the project and gave their comments. No formal site plan or drainage plan was given to NYSDOT and could not give a full review on the project. Mr. Carson asked if the project was by B+B. He stated there is a blind curve just north of the parcel. Mr. Beadle stated there is already a gravel mine across the road. Mr. Carson asked how many acres the parcel is. Mr. Butler stated it is about 20 acres.

Mr. Guinn asked if there is reclamation money once a mine has been vacated. He asked if there was a bonding requirement.

**Motion by Mr. Beadle to approve the application with the recommendations of compliance with NYS DEC and NYSDOT, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

With no further business, the meeting was adjourned at 9:22 a.m. until our next meeting on **May 10<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
June 14, 2011

Members Present

Ted Guinn            Paul Thomsen  
Bruce Beadle        Perry Owen  
John Carson         Joe Woerter

Staff Present

Shane H. Butler

Guest(s) Present

Allen Lord

The meeting was called to order at approximately 9:05 a.m.

**New Business:**

The 239-Review Committee had three (3) 239-Review proposals to consider. Action was taken as follows:

**11-15 (Town of Guilford) Kelsey Brook B Subdivision**

Mr. Lord stated the property name is Kelsey Brook which is actually in Afton. Mr. Woerter asked if the properties are connected. Mr. Lord stated they are not. All of the properties have had a percolation test and are up to Town of Guilford regulations.

Mr. Butler stated the only property with lake rights is at the top. Mr. Lord stated they debated allowing all of the properties to have lake access but the main parcel was worth more by being the only one with lake access. Mr. Beadle stated there are common access points.

Mr. Beadle stated the covenants do not allow for more subdivisions. Mr. Carson asked who enforced the covenants. Mr. Lord stated the company would. A town cannot restrict a deed so they put covenants on the properties. About 95% of people will comply and enforcement is complaint driven. Mr. Lord read the covenants. Mr. Woerter asked if farm animals would be allowed. Mr. Lord stated they would be allowed as long as it wasn't a major commercial business where customers are coming and going. Honey suckle has taken over most of the property.

Mr. Thomsen stated mobile homes now are classified as manufactured homes. Some large two story homes are also considered manufactured homes. Code enforcement has had to change their language. Mr. Lord stated they may have to look into their wording.

Mr. Carson asked if the mineral rights were included. Mr. Lord stated they were retained by the seller. The surface rights were not being retained and the owners could negotiate pipeline easements.

**Chairman Guinn motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried. Mr. Carson abstained.**

**11-16 (Town of New Berlin) Warren Site Plan**

Mr. Thomsen stated the property is on Chenango Lake near the old Legion Park. They would like to put a storage facility on the property and would like to put in seasonal camps eventually.

Mr. Woerter asked if the trailers were still there. Mr. Thomsen stated they are gone. Mr. Beadle stated there used to be 20 sites. If the site needs a septic they would have to install a new one. The drainage goes away from the lake. Mr. Thomsen stated the Town of New Berlin is adopting new sewage regulations. The lake will be on City sewer and water. Chairman Guinn stated the storage units would not need septic.

Mr. Woerter asked if an EAF was submitted. Mr. Butler stated it was not. Mr. Beadle stated future development would have to be resubmitted.

**Mr. Beadle motioned to approve the application with the recommendations of filling out an EAF, and to resubmit an application if future development was planned, seconded by Mr. Guinn. Members voted all ayes, motion carried. Mr. Thomsen abstained.**

**11-17 (Town of New Berlin) Tuttle Site Plan**

Mr. Thomsen stated the application is to replace an existing trailer with a new trailer. The property is located on County Route 29 and the Village water is nearby. Mr. Woerter asked if they are using existing facilities. Mr. Thomsen stated they were.

**Mr. Woerter motioned to approve the application with no concerns, seconded by Chairman Guinn. Members voted all ayes, motion carried. Mr. Thomsen abstained.**

With no further business, the meeting was adjourned at 9:30 a.m. until our next meeting on **July 12<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
July 12, 2011

Members Present

Ted Guinn  
Sally Chirlin  
John Carson

Staff Present

Paul Thomsen  
Shane H. Butler

Guest(s) Present

Perry Owen

The meeting was called to order at approximately 9:35 a.m.

**New Business:**

The 239-Review Committee had two (2) 239-Review proposals to consider. Action was taken as follows:

**11-18 (Town of Guilford) Woodland Star Subdivision**

Mr. Butler stated the application is for a simple subdivision. Chairman Guinn asked if the Town had any concerns. Mr. Carson stated there are some drainage issues on the property but they are working on them. The property is a former Horse Farm. Ms. Chirlin asked where the property is located. Chairman Guinn stated it is in the Town of Guilford.

**Chairman Guinn motioned to approve the application with no concerns, seconded by Ms. Chirlin. Members voted all ayes, motion carried. Mr. Carson abstained.**

**11-19 (Town of North Norwich) Newel Auto Repair Site Plan**

Mr. Butler stated the application is for an auto repair shop and sales. Ms. Chirlin stated the applicant told the board the site was already an auto repair shop previously. Mr. Thomsen stated it was up the road farther. Ms. Chirlin stated the location is about two miles from Woods Corners. Mr. Carson stated the building is 24 x 60. Ms. Chirlin stated any toxic fluids need to be addressed. Chairman Guinn suggested an oil/water separator. Mr. Carson asked if there should be a limit on the number of cars on the lot. Mr. Guinn suggested any junk parts/cars should have to be screened with an appropriate fence, all lighting be faced downward, and that any signage should not block the vision of a driver coming in or out of the driveway. The sign should comply with the Town regulations. Mr. Thomsen suggested no parking on the county right of way.

**Mr. Thomsen motioned to approve the application with the recommendations of all floor drains should have an oil/water separator, any lighting should be faced downward, any signage should comply with town regulations and should not block the vision of drivers coming in or out of the driveway, no parking in the county right of way, a limit of the number of vehicles on the property, and an appropriate fence to screen any junk parts or cars, seconded by Chairman Guinn. Members voted all ayes, motion carried. Ms. Chirlin abstained.**

With no further business, the meeting was adjourned at 9:48 a.m. until our next meeting on **August 9<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
July 25, 2011

Members Present  
Paul Thomsen  
Perry Owen

Staff Present  
Shane H. Butler

Guest(s) Present

The special meeting was called to order at approximately 8:40 a.m.

**New Business:**

The 239-Review Committee had one (1) 239-Review proposals to consider. Action was taken as follows:

**11-20 (Village of Bainbridge) Germond Variance**

Mr. Butler stated the applicant previously submitted The Carriage House application earlier this year but the project was denied. They are now asking to change the use of the location in order to have a four family residence. The application was sent to the NYSDOT but they have not had their meeting yet. Mr. Owen asked how the neighbors feel about the project. Mr. Butler stated the public hearing is tonight. Mr. Thomsen stated as long as it met health codes he would not have a problem with it. Mr. Owen asked if the town can say no to the project. Mr. Butler said they could. Our decision is only a recommendation and they can overrule it with a supermajority vote.

**Mr. Owen motioned to approve the project with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

With no further business, the meeting was adjourned at 8:45 a.m. until our next meeting on **August 9<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
August 9, 2011

Members Present

Ted Guinn  
Perry Owen

Joe Woerter  
Bruce Beadle

Staff Present

Shane H. Butler

Guest(s) Present

The special meeting was called to order at approximately 8:00 a.m.

**New Business:**

The 239-Review Committee had two (2) 239-Review proposals to consider. Action was taken as follows:

**11-21 (Town of Guilford) Guilford Fire House Subdivision**

Mr. Butler stated the Guilford Fire Department has purchased a property next door and wants to subdivide off an existing house and sell it. Mr. Woerter asked if the Guilford Fire House was funded by the Town of Guilford. Mr. Butler stated they are. Mr. Owen stated they are probably going to expand their fire house building.

Mr. Woerter asked if the applicant had submitted an EIS. Mr. Guinn stated they have and it was included in the application. Mr. Woerter asked if there was a property size restriction in the Town of Guilford. Mr. Butler stated they have width by depth ratios but was unaware of a size restriction.

**Mr. Guinn motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried.**

**11-22 (Town of Smyrna) Bays Subdivision**

Mr. Butler stated the applicant is subdividing approximately 40 acres off of their property and is selling the land to their neighbor.

Mr. Woerter asked why the subdivision was required to be reviewed. Mr. Guinn stated the property is located within an agricultural district. Mr. Butler stated the applicant did not include their house or pond in the subdivision.

**Mr. Guinn motioned to approve the application with no concerns, seconded by Mr. Woerter. Members voted all ayes, motion carried.**

With no further business, the meeting was adjourned at 8:15 a.m. until our next meeting on **September 13<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
September 13, 2011

Members Present

Ted Guinn            Paul Thomsen  
John Carson         Sally Chirlin

Staff Present

Shane H. Butler

Guest(s) Present

Sup. George Seneck  
Paul Romahn

The special meeting was called to order at approximately 9:17 a.m.

**New Business:**

The 239-Review Committee had two (2) 239-Review proposals to consider. Action was taken as follows:

**11-24 (Town of Oxford and Smithville) Ridgway Subdivision**

Mr. Romahn stated the subdivision will be three lots. Mr. Butler stated the subdivision will actually create five lots because the town line acts as a boundary for parcels. Chairman Guinn stated one of the parcels will be landlocked because of the town line. Ms. Chirlin stated both parcels would be owned by the same person. Mr. Thomsen stated you can't sell landlocked property.

Mr. Romahn stated the parcel needs to be surveyed because of the width to depth ratio of the lots. This is one of the town recommendations. The covenant already has a clause which says they can't resubdivide the parcel. Norse has a pipeline right-of-way on the parcel and another right-of-way for a well sighting.

Mr. Guinn stated we should refer to the Health Department pending the size of the lots.

**Mr. Thomsen motioned to approve the application with the recommendation of referring to the health department, having a survey on the property, and no further subdivisions on the property, seconded by Mr. Carson. Members voted all ayes, motion carried.**

**11-23 (Village of Greene) Raymonds Site Plan**

Ms. Chirlin asked how Raymonds faired during the flood. Mr. Butler stated the property had water in the parking lot but wasn't sure about the building. NYSDOT hasn't provided a decision because they have been busy due to the floods.

Chairman Guinn stated they need additional parking. Mr. Butler stated they have already demolished the houses and the old subway across the road for the parking spaces.

**Mr. Guinn motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

With no further business, the meeting was adjourned at 9:35 a.m. until our next meeting on **October 11<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
October 11, 2011

Members Present

Ted Guinn            Paul Thomsen  
John Carson        Joe Woerter  
Dan Palmer         Bruce Beadle

Staff Present

Shane H. Butler

Guest(s) Present

Alan Lord  
Steve Craig  
Jennifer Tavares

The special meeting was called to order at approximately 9:17 a.m.

**New Business:**

The 239-Review Committee had six (6) 239-Review proposals to consider. Action was taken as follows:

**11-25 (Town of Norwich) Fred's Inn Site Plan**

Chairman Guinn stated the property is on State Route 12. Fred's Inn is adding eight units onto the short section of the hotel. Standards on the septic design are still pending at the state. Mr. Woerter stated this is very similar to the Assembly of God applications because the plans keep changing. The application should include any future plans they have. Has the Town of Norwich asked for any future plans at the property? Mr. Owen stated they should have all future plans in writing.

Chairman Guinn stated on the last phase, the neighbor asked for a privacy fence. They want it to be agreeable by both the neighbor and the applicant. Mr. Woerter asked if there is an oil trap somewhere. Mr. Carson asked if they have enough parking. Mr. Butler stated it is part of the building permit. Chairman Guinn stated RC Woodford did not feel there was a need for a SPDES permit.

**Mr. Thomsen motioned to approve the project with the recommendation there be an oil water separator/catch basin and to comply with NYSDOT, seconded by Mr. Woerter. Members voted all ayes, motion carried. Chairman Guinn abstained.**

**11-26 (Town of Afton) Kelsey Brook Major Subdivision**

Mr. Lord stated the property is located on State Route 41. The property was formerly owned by Town of Afton Supervisor Bob Briggs and sold to Norse Energy. One drilling site and a pipeline easement are on the property. Percolation and deep-hole tests were done on the property.

Mr. Woerter asked if there were wetlands on the property. Mr. Lord stated there are not. Mr. Carson asked if storm water was addressed. Mr. Lord stated it is in the deed restrictions and read them. They are not controlling what is done on the property so it is up to the owner to do the storm water permits. They have contacted NYSDEC to confirm.

Mr. Thomsen asked who owned the creek. Mr. Lord stated it is a protected trout stream and the property under the creek is owned by the owner. Chairman Guinn asked if it meets Town of Afton subdivision codes. Mr. Butler stated they were going to measure the property to make sure. Mr. Butler asked if the driveway under the power line easement was going to be allowed. Mr. Lord stated they can't get a straight forward answer from NYSEG. NYSEG would like to see the plans if there is any proposed development on the property.

**Chairman Guinn motioned to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried.**

**11-27 (Town of Norwich) B+D Pools and Spas Site Plan**

Chairman Guinn stated they would like to put a sign on State Route 12. Mr. Woerter asked if the Town of Norwich has adopted a sign ordinance yet. Chairman Guinn stated they had not. The sign is 4 ft by 8 ft, double sided, and internally lit. The NYSDOT is helping to decide the best location for the sign.

**Mr. Thomsen motioned to approve the application with the recommendation of complying with NYSDOT recommendations, seconded by Mr. Owen. Members voted all ayes, motion carried. Chairman Guinn abstained.**

**11-28 (Town of Sherburne) Flanagan Car Wash Site Plan**

Mr. Butler stated the application is for a car wash on State Route 12. NYSDOT has offered comments but did not want

to issue them until we had a review. Mr. Carson asked where in Sherburne it is located. Chairman Guinn stated it is just above Chenango Printed Circuits.

Mr. Owen asked how the residents around the property will feel. Chairman Guinn stated it is a commercial area already. Mr. Thomsen stated it would have a two inch water line and four inch sewer line. Mr. Woerter asked if there are any wetlands and if there is a short form SEQR. Mr. Butler stated they had just finished it.

**Mr. Thomsen motioned to approve the application with the following recommendations, a storm water permit if required, NYSDOT recommendations, all lights facing downward, all necessary permits, no signage is addressed in the plan and should not block the visibility of traffic, seconded by Mr. Owen. Members voted all ayes, motion carried.**

#### **11-29 (Town of Greene) Red Feather Retreat Site Plan**

Chairman Guinn stated the property is on State Route 79 in the Town of Greene. They would like to hold classes for meditation, expressive arts, and healing. Mr. Woerter stated they need to notify the Town of Fenton and Broome County. The sign should not block the driveway or visibility of oncoming or exiting traffic.

**Mr. Thomsen motioned to approve the application with the recommendation that any signage should not block the visibility of oncoming or exiting traffic, compliance with NYSDOT, and any lighting should be faced downward, seconded by Chairman Guinn. Members voted all ayes, motion carried.**

#### **11-30 (City of Norwich) Tomarro Variance**

Chairman Guinn stated the applicant would like to turn the former school on State Route 12 into apartments. Mr. Owen stated they are starting to do work on the facility. Chairman Guinn stated there was asbestos in the building and the school couldn't remodel it.

Mr. Woerter asked if there was sufficient parking. Mr. Carson said there is. Chairman Guinn stated the zoning ordinance for the City of Norwich has specifications for how many parking spots per usage of property. Mr. Woerter asked if there would be enough room for garbage. Mr. Palmer stated there is an exit ladder in the back too.

Mr. Owen asked what quality of apartments they were going to be. Mr. Palmer stated it will depend on who rents the units.

**Mr. Carson motioned to approve the application with the recommendation to comply with NYSDOT recommendations, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

With no further business, the meeting was adjourned at 9:47 a.m. until our next meeting on **November 8<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
October 11, 2011

Members Present

Ted Guinn  
John Carson  
Dan Palmer

Staff Present

Paul Thomsen  
Joe Woerter

Guest(s) Present

The special meeting was called to order at approximately 9:17 a.m.

**New Business:**

The 239-Review Committee had one (1) 239-Review proposals to consider. Action was taken as follows:

**11-31 (Town of Norwich) Tackabury Subdivision**

Chairman Guinn stated the property is located on County Road 36. The owner would like to subdivide a 0.124 acre piece of their property off and convey it to the neighbor because the driveway is actually on his property. This would have a small impact.

**Mr. Thomsen motioned to approve the project with no concerns, seconded by Mr. Owen. Members voted all ayes, motion approved.**

With no further business, the meeting was adjourned at 9:47 a.m. until our next meeting on **November 8<sup>th</sup>, 2011**

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
December 14, 2011

Members Present

Ted Guinn  
John Carson  
Bruce Beadle

Staff Present

Paul Thomsen  
Shane H. Butler

Guest(s) Present

Joe Woerter

The special meeting was called to order at approximately 8:25 a.m.

**New Business:**

The 239-Review Committee had two (2) 239-Review proposals to consider. Action was taken as follows:

**11-32 (Town of Columbus) Sanitation Law**

Mr. Butler stated they submitted the law previously and it was passed. They have made some changes in the definitions. Mr. Woerter asked if the fee is high enough to cover the costs of Code Enforcement and the paperwork. Mr. Carson asked if a \$75 fee would be high enough. Chairman Guinn stated we can't suggest a fee for them.

**Chairman Guinn motioned to approve the application with the recommendation of a higher fee, seconded by Mr. Woerter. Members voted all ayes, motion carried.**

**11-33 (Town of Columbus) Road Use Law**

Mr. Butler stated the wording on 4-1b paragraph 3 is vague. It comes across as saying emergency services must also comply. The fee schedule should be set by law and not be subject to each project and decided upon by the Town Highway Superintendent. It may result in unequal treatment.

Mr. Beadle stated it gives the highway department too much discretion. Mr. Butler asked if the \$5 million insurance policy and fees were high. Mr. Woerter asked how the law would relate to State roads when town roads cross them. Mr. Butler stated the State has their own policies and this law would not be able to cover state roads.

**Mr. Woerter motioned to approve the application with the recommendation to reword Section IV Part 3 as to exclude school buses, snow plows and emergency vehicles, recommend a fee schedule set by the Town Board instead of the Highway Superintendent, and recommend comparing the fee schedule with comparable municipalities, seconded by Mr. Thomsen. Members voted all ayes, motion carried**

With no further business, the meeting was adjourned at 8:42 a.m. until our next meeting on **January 10<sup>th</sup>, 2012.**