

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 10, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Bob Davis	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		
Perry Owen			

The meeting was called to order at approximately 9:28 a.m.

New Business:

17-01 (Town of New Berlin) Brescia Subdivision

Mr. Butler stated the application is for simple subdivision. The applicant would like to subdivide the parcel along the road with intentions to sell the subdivided parcel.

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

With no further business, the meeting was adjourned at 9:31 a.m. until our next meeting on **February 14, 2017.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
February 14, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Bob Davis	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		
Perry Owen	Bruce Beadle		
Mike Flanagan			

The meeting was called to order at approximately 8:58 a.m.

New Business:

17-02 (Town of Oxford) Hurlburt Subdivision

Mr. Romahn stated the applicant is subdividing the property and selling it to a neighbor. The neighbor is unable to combine the property with existing parcels because of a conservation easement. The property has plenty of frontage. There is a public hearing for the application on Tuesday.

Sup. Seneck motioned to approve the application with no concerns, seconded by Mr. Romahn. Members voted all ayes, motion carried. Mr. Romahn abstained.

17-03 (Town of Guilford) Town of Guilford Subdivision

Sup. Seneck stated they are subdividing the parcel across the road from the Town Hall and selling to an adjacent owner. The property owner is buying it to prevent development.

Mr. Beadle motioned to approve the application with no concerns, seconded by Mr. Romahn. Members voted all ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

17-04 (Town of Guilford) Perlick Subdivision

Mr. Davis stated the property is currently being rented to a farmer. They will be subdividing the property and selling it to the adjacent owner. The property is located south of Rockwells Mills on State Route 8.

Mr. Butler sent the application to NYSDOT but has not received a response.

Mr. Owen motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Romahn. Members voted all ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

17-05 (Town of Guilford) Hershberger Subdivision

Mr. Davis stated the applicant is subdividing the parcel and selling to an adjacent property owner. The person buying the property will be using it to have easier access to another piece of property he owns. The lot is 100' x 900' but is not considered a spaghetti lot because it will be merged with other parcels.

Mr. Romahn motioned to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

17-06 (Town of Greene) Park Outdoor Sign Site Plan

Mr. Lyons stated the applicant would like to construct a billboard at the site. There is already a similar billboard not far down the road in Brisben. The Town Planning Board has concerns with the sign because it is in close proximity to neighbors. A rendering of what the sign will look like has not been presented yet to the board.

Mr. Butler sent the application to NYSDOT and has not received a response.

Sup. Seneck motioned to approve the application with the recommendation to comply with NYSDOT and a concern with the visual impact on neighbor's properties and a concern with the distance away from adjacent homes, seconded by Sup. Grace. Mr. Guinn, Mr. Romahn, Sup. Seneck, Sup. Grace, Mr. Owen, Mr. Flanagan, Mr. Davis, and Mr. Beadle voted aye, Mr. Thomsen voted nay, motion carried. Mr. Lyons abstained.

17-07 (Town of Greene) Drive-Thru Coffee and Bakery Site Plan

Mr. Lyons stated the applicant would like to open a drive-thru coffee shop with bakery in the Great American parking lot. Water and sewer is available at the property. The parking lot is currently used by Great American, the Farmers Market, and as an overflow lot for Raymond employees.

Mr. Flanagan recommended making sure there is enough room for stacking.

Mr. Lyons stated they may want signage in the future and are encouraging the applicant to use a monument sign similar to the other businesses in the area. Mr. Butler stated the right-of-way extended quite a distance from the road and they should be sure to stay outside of the right-of-way. Chairman Guinn recommended any signage have downward facing lights or be internally lit.

Sup. Grace made a motion to approve the application with the recommendation to address the signage, keep any signage outside the right-of-way, have all lighting faced downward or internally lit signage, and keep the building far enough from the roadway to prevent stacking, seconded by Mr. Thomsen. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:23 a.m. until our next meeting on **March 14, 2017.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
March 14, 2017

Due to a significant snowstorm and the subsequent travel ban, the Tuesday, March 14, 2017 meeting was cancelled. All applications for 239 Review were emailed to members and members were asked to provide comments on each application. Comments received were;

1. Sally Chirlin via Email

I have no objections to anything I've read.

2. Paul Thomsen via Email

Town of Sherburne (Westcott) no concerns; Bainbridge (Village) no concerns; Town of German - Section Three 3.2 (either oral or writing, should say only in writing); Town of Green Comprehensive Plan - no concerns; Town of Norwich (Solar Plant) Many concerns over what this is going to do to values of homes in site of this. Also same concerns as Mr. Flanagan.

3. Mike Flanagan via Email

I took a look through this application tonight. If I was performing a review as Town Designated Engineer I would offer up these comments (and likely many more on behalf of the municipality). For our review comments please use what you would like. My comments for your consideration are as follows:

1. Meet applicable State and Federal Standards
2. EAF Page 2 B.e should be yes
3. EAF Page 2 B.i.iii should be answered and should be "No"
4. Page 5 D.iii "no", D.IV "no"
5. Page 9, E.1.b table – land use shouldn't all the acreage be in ag? (all in all revise the EAF form and fill out fully and in more detail)
6. SWPPP for the Project and recommend they phase the project if really 80 acres of proposed disturbance (are they obtaining 5-acre waiver from NYSDEC)?. This areas runs directly downhill (Steep) and will cause a lot of erosion if more measures aren't proposed
7. Recommend the Town obtain copies of the de-commissioning agreements or have the developer post a separate bond with the Town for the de-construction/de-commissioning of improvements/panels so that they may be removed if site is ever abandoned. Applicant should provide a de-commissioning plan.
8. I assume it's an Ag District they will need to prepare necessary Ag Data Statement
9. Generally interested to learn the visual impact of the homes on Sharman? Not sure how many have a view or not and whether it affects enough people to matter
10. Assume a phase 1 is required to determine impact?
11. The plans reference an old state SPDES Construction Permit (GP-010-001) but should be referencing the GP-015-002 (current permit).

4. Ted Guinn via Email

I have reviewed all of the 239 submissions and vote yes on all of them with the exemption of the solar project in the Town of Norwich which I abstain.

5. Rena Doing via Person

Check with Carl Ivarson to make sure the project isn't in the Town of Norwich watershed. If so, they should work with him on the SWPP Permit.

6. Perry Owen via Email

I agree with all the response to your various letters

7. Sup. Seneck via phone

The logging and extraction sections do not complement each other in the Town of German law.

After all of the comments were received, drafts of each letter were emailed to members for any additional comments. Mr. Owen, Sup. Seneck, Mr. Thomsen, and Mr. Guinn all responded with approval to the letters. With no further comments or suggested edits, the letters were signed and sent to the respective municipalities.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
February 14, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Chris Lyons		
Perry Owen	Bruce Beadle		

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

New Business:

17-13 (Town of Greene) Browning Bldg Products and Shed Site Plan

Mr. Lyons stated the application is to build and sell sheds. There are currently three other businesses at the location. The proposed coffee shop is no longer in the works. There is very little traffic in and out of the site and they do have the ability for large deliveries. The site is not in the flood zone.

Chairman Guinn asked where the adjacent stream came from. Mr. Butler stated from Raymond and Mr. Lyons added the school as well.

Sup. Seneck made a motion to approve the application with no concerns, seconded by Mr. Romahn. Members voted all ayes, motion carried. Mr. Lyons abstained.

17-14 (Town of Greene) Stark's Auto Site Plan

Mr. Butler stated the project is within the flood zone and has concerns about potential contaminants from automotive fluids if the site flooded. The application was sent to NYSDOT due to being on NYS Route 12.

Mr. Lyons stated there is a garage and house currently on site. The water backs up from the river along with the runoff. The applicant wishes to sell vehicles at this site in the future.

Sup. Seneck asked who handles the flooding issue. Mr. Butler stated it is either Mike Wheelock or Steve Fox.

Chairman Guinn asked where the floor drains were. Mr. Owen also asked about signage because the right-of-way was so close. Mr. Thomsen asked about a SWPP Permit. Mr. Lyons stated the building is existing and wasn't sure if it was necessary.

Mr. Owen made a motion to deny the application with the concern of the site being in the flood zone with the potential for automotive fluids to enter the watercourse and to comply with NYSDOT regarding the right-of-way, seconded by Mr. Thomsen. Mr. Lyons abstained.

With no further business, the meeting was adjourned at 9:20 a.m. until our next meeting on **May 9, 2017**.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
May 9, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	Brian Zaczek
Paul Thomsen	Sup. George Seneck		Doug Marchant
Sup. Tom Grace	Alex Larsen		
Perry Owen	Bruce Beadle		

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

New Business:

17-21 (Town of North Norwich) Upstate Companies Hangar Site Plan

Doug Marchant, Chairman of the Chenango County Airport Steering Committee, introduced Brian Zaczek from Upstate Companies. Mr. Zaczek would like to build a hangar with office space at the Lt. Warren E. Eaton Airport in North Norwich. They want to create a Fix Based Operator environment and stimulate growth. The IDA will own the land and the project will be self-funded.

Mr. Owen asked about the size of the aircraft. Mr. Zaczek stated they are 25 feet off the ground.

Mr. Flanagan asked about FAA permits and potential future development. Mr. Zaczek stated the permit had been filed with FAA. They would like to expand further in the future. Currently they do not feel it is necessary to add length to the runway. They are preparing for it just in case but it is not needed at this time.

Mr. Butler stated the application was sent to NYSDOT and a response would be forwarded.

Mr. Romahn made a motion to approve the application with the recommendation to obtain all applicable permits and comply with NYSDOT, seconded by Mr. Owen. Members voted all ayes, motion carried.

17-15 (Town of Pitcher) Distributed Sun Solar Site Plan

Mr. Butler stated he had received comments from a resident in the Town of Pitcher who was concerned about visible impacts with neighbors. He would suggest the Town of Pitcher hold a public hearing.

Mr. Flanagan asked about the driveways and whether or not they would be impervious. The project may require a Storm Water Pollution Prevention Permit. Mr. Butler stated the application was sent to NYSDOT.

Sup. Seneck made a motion to approve the application with the recommendation to hold a public hearing, obtain all applicable permits, comply with NYSDOT, and recommend natural screening to lessen any visual impacts on neighbors, seconded by Mr. Flanagan. Members voted all ayes, motion carried.

17-16 (Town of Guilford) Totten Subdivision

Mr. Davis stated the subdivision is at North Pond. The applicants will retain one piece and the other two will be sold to neighbors. Chairman Guinn stated they will basically be making the lots bigger.

Mr. Romahn made a motion to approve the application with the recommendation to merge the parcels into existing parcels, seconded by Mr. Thomsen. Mr. Davis and Sup. Seneck abstained.

17-17 (Town of Guilford) Ziobro Subdivision

Mr. Davis stated the subdivision is all related to family. A 20 acre piece will be broken out. The subdivision and sale are all part of a quick claim.

Mr. Romahn made a motion to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes,

motion carried. Mr. Davis and Sup. Seneck abstained.

17-18 (Town of Norwich) All American BMX Site Plan

Chairman Guinn stated the project would be located behind The Water Bottle in the Town of Norwich. The lot was previously filled with debris. There is an existing driveway at the site.

Mr. Owen asked if there are any assurances it will stay non-motorized. Mr. Romahn asked about parking. Chairman Guinn stated there is ample parking next to the driveway and the grassy area. This will be for events only. Eventually they would like to add lighting.

Mr. Flanagan stated they should be careful because of possible marshy areas and may need a Storm Water Pollution Prevention Permit. If an archeological permit is needed they should tell them it was previously filled. He also suggested a flood analysis be done but it is up to Steve Fox.

Mr. Thomsen asked about bathroom facilities. Chairman Guinn stated there would be portable bathrooms.

Sup. Seneck made a motion to approve the application with the recommendation to comply with NYSDOT and obtain any applicable permits, seconded by Mr. Flanagan. Members voted all ayes, motion carried. Chairman Guinn abstained.

17-19 (Town of Smyrna) Maynard Subdivision

Mr. Butler stated the applicant would like to subdivide off a parcel including the house and would also like to add a right-of-way to a burial site on the property. The new owners have already agreed to the right-of-way.

Sup. Seneck made a motion to approve the application with no concerns, seconded by Sup. Grace. Members voted all ayes, motion carried.

17-20 (Town of Smyrna) Parry Subdivision

Mr. Butler stated the applicant would like to subdivide off a parcel including a house. The parcel will stay within the family.

Sup. Seneck made a motion to approve the application with no concerns, seconded by Mr. Flanagan. Members voted all ayes, motion carried.

17-22 (Town of Smyrna) Thompson Subdivision

Mr. Butler stated the applicant would like to subdivide off a piece of their property. The site is on a NYS Route and was sent to NYSDOT for comment.

Mr. Owen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Thomsen. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:38 a.m. until our next meeting on **June 13, 2017.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
June 13, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Mike Flanagan		
Perry Owen	Bruce Beadle		
Bob Davis			

The meeting was called to order at approximately 8:47 a.m.

New Business:

17-23 (Village of Bainbridge) Cirigliano Can and Bottle Redemption Site Plan

Mr. Butler stated they would like to operate a Can and Bottle Redemption Center on NYS Route 7 in the Village of Bainbridge. The site was formerly an apartment building until it was moved to an adjacent parcel. The application was sent to NYSDOT.

Chairman Guinn stated it would be up to NYSDOT regarding the driveway and whether trucks could get in and out to take the bottles and cans. Mr. Romahn stated it seemed tight and expressed concern about the building in the back being potentially landlocked or using the same driveway.

Chairman Guinn recommended all cans and bottles be contained inside the building.

Mr. Flanagan asked about sewer and water. Mr. Butler stated it is in on the property.

Mr. Thomsen made a motion to approve the application with the recommendation to comply with NYSDOT and to contain all bottles and cans inside the building, seconded by Sup. Seneck. Members voted all ayes, motion carried.

17-24 (Town of Guilford) Don Schlafer Subdivision

Mr. Butler stated the applicant would like to subdivide the property along County Road 35 to sell to a neighbor who is already using the property for hay.

Mr. Beadle made a motion to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-25 (Town of Greene) Kibby Welding Site Plan

Mr. Butler read Mr. Lyons' email about the project. Chairman Guinn was concerned whether the road would be suitable for the additional truck traffic. All of the equipment would be constructed at another site.

Mr. Flanagan suggested having everything contained inside the building.

Mr. Romahn made a motion to approve the application with the concern the road may not be suitable for the additional traffic and to keep all equipment contained within the building, seconded by Mr. Thomsen. Members voted all ayes, motion carried.

17-26 (Town of Greene) TK Harrington Site Plan

Mr. Butler stated the applicant would like to start a powersport business on NYS Route 12 where Curtis Lumber was formerly. The application was sent to NYSDOT.

Chairman Guinn stated there shouldn't be any concerns with this. Mr. Romahn suggested screening for any used/junk vehicles.

Mr. Romahn made a motion to approve the application with the recommendation to screen any used/junk vehicles on the

property, seconded by Mr. Owen. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:06 a.m. until our next meeting on **July 11, 2017**.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
July 11, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Romahn	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Sup. Tom Grace	Bob Davis		
Perry Owen	Bruce Beadle		

The meeting was called to order at approximately 8:47 a.m.

New Business:

17-27 (Town of Norwich) Marchant Subdivision

Chairman Guinn stated the subdivision is to adjust lot lines between neighbors. They will add 100 feet across the back of the property. Mr. Butler stated NYSDOT was notified and had no concerns unless additional driveway work was to be proposed.

Mr. Owen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Chairman Guinn abstained.

17-28 (Town of Guilford) McKee Subdivision

Mr. Davis stated the two lots are separated by a road and will be subdivided along the line.

Mr. Romahn made a motion to approve the application with no concerns, seconded by Mr. Thomsen. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-29 (Town of Guilford) Zaczek Subdivision

Mr. Davis stated the subdivision is between brothers to adjust lot lines for the neighboring business. Mr. Butler stated NYSDOT had no concerns unless additional driveway work was to be proposed.

Mr. Owen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Romahn. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-31 (Town of Guilford) Odell Subdivision

Mr. Davis stated the applicant would like to subdivide the parcel surrounding the house and sell. The applicant owns an additional 100+ acres across the road. The property is along County Road 37.

Mr. Romahn made a motion to approve the application with no concerns, seconded by Sup. Grace. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-30 (Town of New Berlin) Rzucidio Subdivision

Mr. Butler stated the applicant is adjusting lot lines with a neighbor in order for the neighbor to have enough room for a leach field. The property is along NYS Route 8.

Sup. Seneck made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Sup. Grace. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:33 a.m. until our next meeting on **August 8, 2017.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 12, 2017

Members Present

Sup. Tom Grace
Paul Thomsen
Alex Larsen

Bob Davis
Sup. George Seneck

Staff Present

Shane Butler

Guests Present

The meeting was called to order at approximately 9:01 a.m.

New Business:

17-32 (Town of Guilford) Butler Subdivision

Mr. Davis stated the property owner would like to subdivide the property and retain a small portion. The rest of the property will be sold and merged with a neighboring property.

Sup Grace made a motion to approve the application with no concerns, seconded by Mr. Larsen. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-33 (Town of Guilford) Quiter Subdivision

Mr. Davis stated the property owner would like to subdivide a small piece of the property to sell to the adjacent business for additional parking space. Mr. Butler stated the property is within 500 feet of NYS Route 8 but NYSDOT did not feel they needed to review the application since it was not on the State Route.

Sup. Grace made a motion to approve the application with no concerns, seconded by Mr. Larsen. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-34 (Town of Norwich) Park Outdoor Site Plan

Mr. Butler stated the previous sign was closer to the Jehovah's Witness facility. The sign caused controversy some years ago due to a car accident. Recently the sign was destroyed during a storm and removed. The applicant would like to build a bigger, two level, v-shaped sign at a location south of the previous location.

Sup. Grace asked what would be advertised. Mr. Butler stated it would be various advertisements depending on who bought the space. Mr. Thomsen stated the Town of Norwich is seeing a lot of new billboards.

Mr. Butler stated the application was sent to NYSDOT for review.

Mr. Larsen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Sup. Grace. Members voted all ayes, motion carried.

17-35 (Town of Greene) Stark Auto (2) Site Plan

Mr. Butler explained the application came in for a review previously and was denied on the grounds of complying with NYSDOT due to the proximity of the NYS Route 12 right-of-way, and the fact there would be environmental concerns due to the presence of automotive fluids with the property wholly in the flood zone.

Mr. Butler stated Mr. Lyons, Chair of the Town of Greene Planning Board could not attend but stated the applicant had received a waiver from NYSDOT for the right of way and was working with the Code Enforcement Office. Mr. Thomsen stated there were still concerns with fluids and flooding concerns.

Sup. Seneck made a motion to deny the application with the recommendation to comply with NYSDOT and concern that the property is within the flood zone with potential for automotive fluids to enter the watercourse, seconded by Sup. Grace. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:13 a.m. until our next meeting on **October 11th, 2017.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
October 11, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Sup. Tom Grace	Bob Davis	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Michael Flanagan	Ted Guinn		

The meeting was called to order at approximately 9:12 a.m.

New Business:

17-36 (Town of Norwich) Martino Subdivision

Mr. Guinn stated the property is at the corner of Wells Road and State Route 23. The applicant would like to subdivide the lot into seven.

Mr. Owen asked why the range in size of parcels. Mr. Butler stated they were probably trying to stay away from realty subdivision regulations. Mr. Guinn stated they comply with their lot dimensions. There will also be covenants on the property.

Mr. Butler stated the application has been sent to NYSDOT and they have not yet met.

Mr. Thomsen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Owen. Members voted all ayes, motion carried. Mr. Guinn abstained.

17-37 (Town of Greene) Tee Time Site Plan

Mr. Butler stated the application is on State Route 12 on the same lot as "The Shop" which was reviewed recently. They are going to have an automated golf program. The application was sent to NYSDOT but they have not yet met.

Mr. Thomsen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Owen. Members voted all ayes, motion carried.

17-38 (Town of Greene) Greene Car Wash Site Plan

Mr. Butler stated the site was used as a car wash previously and they would like to renovate and restart it.

Mr. Flanagan asked where the entrance was. Mr. Butler stated it was from the back and they would exit towards the road.

Mr. Thomsen made a motion to approve the application with the recommendation to comply with NYSDOT, seconded by Mr. Flanagan. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:20 a.m. until our next meeting on **November 14th, 2017.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
November 14, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Sup. Tom Grace	Bob Davis	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Michael Flanagan	Ted Guinn		
Paul Romahn			

The meeting was called to order at approximately 8:59 a.m.

New Business:

17-39 (Town of Guilford) Freer Subdivision

Mr. Davis stated the parents are subdividing the property for a family member who owns a neighboring property. Eventually the properties will be merged.

Mr. Thomsen made a motion to approve the application with no concerns, seconded by Sup. Grace. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-40 (Town of Guilford) Twitchell Subdivision

Mr. Butler stated he sent the application to NYSDOT but since there is no driveway proposed they did not feel it needed a review. Mr. Davis stated the property will be subdivided and combined with a neighboring property.

Mr. Thomsen made a motion to approve the application with no concerns, seconded by Mr. Flanagan. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-41 (Town of Greene) Braman Apartments Site Plan

Mr. Butler stated the applicant would like to build a building with a total of six apartments. The property is in a flood zone but not where the structure is to be built. Chairman Guinn stated the building will look nice.

Sup. Seneck made a motion to approve the application, seconded by Sup. Grace. Members voted all ayes, motion carried.

17-42 (Town of Norwich) Burrell/SPCA Subdivision

Mr. Guinn stated the property is being encroached upon by the neighbor. The SPCA will subdivide a piece off to help fix the issue.

Mr. Thomsen made a motion to approve the application with no concerns, seconded by Sup. Seneck. Members voted all ayes, motion carried. Mr. Guinn abstained.

With no further business, the meeting was adjourned at 9:07 a.m. until our next meeting **TBD.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
December 12, 2017

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Bob Davis	Shane Butler	
Paul Thomsen	Sup. George Seneck		
Ted Guinn			

The meeting was called to order at approximately 8:30 a.m.

New Business:

17-44 (Town of Guilford) Mulhair Subdivision

Mr. Davis stated the property is on County Road 36. The owners would like to subdivide the property at the road and sell it to the neighbor. The property is primarily brush and old pasture on a steep bank.

Mr. Thomsen made a motion to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

17-45 (Town of Norwich) Cleary Resubdivision Site Plan

Mr. Guinn stated the property is currently in three pieces on County Road 10A near County Road 19. They would like to combine the parcels into one.

Sup. Seneck made a motion to approve the application with no concerns, seconded by Mr. Owen. Members voted all ayes, motion carried. Mr. Guinn abstained.

With no further business, the meeting was adjourned at 8:40 a.m. until our next meeting **January 9, 2018.**