

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 9, 2018

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

The meeting was called to order at approximately 8:57 a.m.

New Business:

18-01 (Village of Afton) Village of Afton Rezoning

Mr. Butler stated the Village of Afton would like to rezone an area on the border of the Village and Town of Afton. It will be rezoned to Commercial/Industrial. There are some commercial businesses already in the area and there is another proposed to come soon.

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

18-02 (Town of Norwich) Welch Subdivision

Mr. Guinn stated the property has a lot of road frontage on two sides and therefore is not classified as a spaghetti lot. Mr. Owen stated it is an odd lot.

Mr. Flanagan asked if the property is developable. The property seems steep on the side. Mr. Guinn stated it has 6 acres and there is an access to the property.

Mr. Butler stated the application was sent to NYSDOT but no response had been received yet.

Sup. Seneck 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. Guinn abstained.

18-03 (Town of Smithville) Town of Smithville Comprehensive Plan

Mr. Butler stated the Comprehensive Plan has been updated using the previous plan. Mr. Owen stated it was pretty innocuous and basically states it would like to keep the town as is. Mr. Butler agreed.

Mr. Guinn asked if a public hearing and survey were done. Mr. Butler stated there was a survey done and it provided some good information. Copies of the plan were put in the Smithville Store, the Fire Department during the election, and on the town website. No comments were received.

Mr. Butler stated although he does not have a vote, he would have Ms. Doing sign the decision letter.

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

18-04 (Town of Bainbridge) Holy Cow Mini Storage Site Plan

Mr. Butler stated they would like to add an additional two units to the already existing business.

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

18-05 (Town of Lincklaen) Town of Lincklaen Road Use Law

Mr. Butler stated the law was basically a replica of the Town of German Road Use Law which was approved in years past.

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

18-06 (Town of Greene) Glacy Subdivision

Mr. Guinn stated the application is to subdivide two small building lots off. There is still access to the rest of the property. Mr. Flanagan stated he would have added a small strip on the other side as a potential future driveway but it was up to the owners.

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

With no further business, the meeting was adjourned at 9:11 a.m. until our next meeting **February 13, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 9, 2018

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

The meeting was called to order at approximately 8:57 a.m.

New Business:

18-09 (Town of New Berlin) Miller/Parotti Site Plan

Mr. Parotti stated the location has a 90 acre farm with outbuildings. They are moving a singlewide trailer to the property. A building permit is to be signed after approval.

Mr. Butler stated he sent the application to NYSDOT but had not received a response yet.

Mr. Parotti stated there is an existing driveway.

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

18-10 and 18-11 (Town of Guilford) Scheidegger/Woodyshek Subdivision

Mr. Davis stated these are two separate subdivisions but basically the same. Both owners are swapping identical acreage so the one parcel will no longer be landlocked with access to Schlafer Road.

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

18-07 (Village of Greene) Village of Greene Comprehensive Plan

Mr. Butler stated the Planning Department had reviewed the Comprehensive Plan and had noted some thoughts and corrections.

Mr. Davis stated this was an update of a previous plan. Mr. Owen stated he wished he could have seen the old comprehensive plan so there was something to compare.

Sup. Seneck made a motion to approve the application with the comments and suggestions made by the County Planning Department noted, seconded by Mr. Romahn. Members voted all ayes, motion carried.

****Note:** These were the comments and suggestions from County Planning Department:

- Recommend putting a map or diagram showing existing zoning districts
- Recommend a map of historic districts with pictures of the buildings
- Action 4.5 on page 11: You may want to include solar installations as well. How will Solar impact the historic buildings aesthetic?
- Action 5.6 on page 14: How will raised sidewalks impact the plowing efforts during the winter when it snows?
- Action 6.2 on page 17: There is a recreational fishing/canoeing guide developed by Cornell Cooperative Extension of Chenango County for the entire County. You may want to look at the guide and potentially reference this.
- Section 8.2 on page 19: The railroad is soon to be back in operation. How will the railroad be used for rails to trails if operational?
- Page 20: The County website is www.co.chenango.ny.us. You may want to take "Planning" out of the title and keep it Chenango County Government based on the description below the website.

- Page 21: The United States Census Bureau website listed does not work. You may want to use www.census.gov instead.

18-08 (Town of Norwich) Evans Subdivision

Mr. Guinn stated the subdivision is based on the assessed Kw for the solar installation so that it conforms with the PILOT agreement. The Evan's family will still own the properties. They did receive comments from the Fish and Wildlife Service regarding the site because there were trees shedding bark and could be a habitat for bats, therefore no cutting of those trees can be done during the mating season.

Mr. Butler stated NYSDOT sent a letter for the site plan review and therefore this was not reviewed by them. The project is for community solar.

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

18-12 (Town of Guilford) Odell Subdivision

Mr. Davis stated the property is on County Road 37. They will still own the other side of the road. He believes the property is being subdivided for family purposes.

Mr. Thomsen made a motion 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 9:07 a.m. until our next meeting **March 12, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 9, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Alex Larsen	Shane Butler	
Sup. Tom Grace	Sup. George Seneck		
Paul Romahn	Michael Flanagan		

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

New Business:

18-13 (Town of Smyrna) Aley Subdivision

Mr. Butler stated this is a simple subdivision between family members.

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

18-14 (Town of North Norwich) Whapanaka Subdivision

Mr. Butler stated this is a major subdivision from Christmas and Associates. All of the lots have road access. There is a wetland in the middle of the property. The property is adjoined by State Land.

Mr. Flanagan asked if the wetland was mapped. Mr. Butler stated he was not sure.

Mr. Romahn expressed concerns with lots #6 and #7 and the width to depth ratio of them. Sup. Seneck asked if there was going to be a public hearing.

Sup. Seneck made a motion to approve the application with the concern of the width to depth ratios of lots #6 and #7, seconded by Mr. Flanagan. Members voted all ayes, motion carried.

18-15 (Town of Sherburne) Harmon Subdivision

Mr. Butler stated the subdivision is along the road. The buyer is also purchasing a nearby lot. The property is near the Adsit farm.

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

With no further business, the meeting was adjourned at 9:11 a.m. until our next meeting **April 10, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
March 28, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Ted Guinn	Shane Butler	Carole Kocinski
Sup. Tom Grace	Sup. George Seneck		Canice Paliotta
Paul Thomsen	Bob Davis		Ralph Scalzo
Sally Chirlin			

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

New Business:

18-17 (Town of Sherburne) Empire Packing Site Plan

Mr. Guinn stated this would be located at the existing Purdy facility. There would be an outdoor pen with a loading dock. The area is flat and has been there a long time. Mr. Butler stated it would be USDA certified.

Mr. Owen asked if the other meat processing facility was still in the works. Mr. Butler stated at this time no.

Sup. Seneck asked if the town had met on this application. Mr. Butler stated they would soon. Ms. Chirlin asked how the town feels about the application. Mr. Butler stated they are supportive.

Mr. Scalzo stated it is close to the Town of Columbus line.

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

18-18 (Town of Columbus) UV Motorcross Site Plan

Mr. Scalzo stated the applicant bought the entire farm to the South. One of their largest races is sponsored by Lucas Oil and it is drawing large crowds. They would like to expand the parking and camping area. There are access roads already. The Army Corps has been involved and they have acquired a SPDES permit.

Mr. Butler stated it was sent to NYSDOT.

Mr. Scalzo stated the Town has some questions but they are fine with it. There will probably be gravel with some pads for the motorhomes. All of the sewer will be contained and there will be dump stations. Nothing will be left on site. The increase is expected to be 3-5000 people.

Mr. Thomsen stated he was worried about the septic and that people may just dump it on the property anyways. The sign across the road was also never reviewed. Mr. Scalzo has talked with them and will contact NYSDOT.

Mr. Thomsen made a motion to approve the application with the recommendation to comply with NYSDOT and a concern regarding the waste disposal, seconded by Sup. Seneck. Members voted all ayes, motion carried. Sup. Grace abstained.

18-16 (Town of Greene) Solar Siting Law

Sup. Seneck stated the Town of Greene has their own Code Enforcement Officer. Mr. Butler stated the Village would probably follow suit with a similar law. Sup. Seneck asked if a Public Hearing would be held. Mr. Butler stated it is scheduled for April 11.

Mr. Thomsen suggested they review the location of residential units as well. They may influence housing values.

Sup. Seneck made a motion to approve the application with a recommendation to look at the siting of residential panels, seconded by Sup. Grace. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 8:48 a.m. until our next meeting **April 10, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
April 10, 2018

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

The meeting was called to order at approximately 8:52 a.m.

New Business:

18-19 (Town of Guilford) Mulhair Subdivision

Mr. Davis stated the application is on County Road 37. The applicant would like to split off one parcel at the road and sell it to an adjoining landowner.

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.

18-20 (Town of Guilford) Zaczek Subdivision

Mr. Davis stated the subdivision is being done to create the 1.5 acre parcel for Dollar General.

Mr. Butler sent the application to NYSDOT and they were already aware and working with the applicant. Mr. Davis stated they must allow for pedestrian access but won't be required to extend the sidewalk. There may be sidewalk grants to accommodate this. They intend on drilling a well and won't be on the Mount Upton water district.

Mr. Thomsen stated there is still enough road frontage.

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

18-21 (Town of Norwich) Gilmore Street MHP Site Plan

Mr. Guinn stated this is the Mobile Home Park near Walmart on State Route 12. The site has public water and sewer. They would like to add 4-6 pads. The property is not in the floodplain.

Mr. Butler sent the application to NYSDOT.

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

With no further business, the meeting was adjourned at 9:01 a.m. until our next meeting **May 8, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
May 8, 2018

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

The meeting was called to order at approximately 8:57 a.m.

New Business:

18-22 (Town of Oxford) Swertfager Subdivision

Mr. Romahn stated the property has road frontage on both State Route 12 and Painter Hill Road. The Planning Board has suggested to combine the new parcel with another existing parcel.

Mr. Butler sent the application to NYSDOT but since there is already access on Painter Hill, they had no concerns.

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

18-23 (Town of Greene) Greene Dog Park Site Plan

Mr. Butler stated the applicant would like to lease space at The Shop to start an enclosed dog park. The site has been reviewed previously for two other applications. NYSDOT has been notified.

Mr. Owen asked if there would be concern over loose animals. Chairman Guinn stated there are others of these in the County and have been no concerns. It is fenced.

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

18-24 (Town of Guilford) Hanahan Subdivision

Mr. Davis stated the applicant would like to subdivide off the house and barn. The rest will be crop land as part of the farm. Mr. Butler sent NYSDOT had been notified.

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

18-25 (Town of Smyrna) Munch Subdivision

Chairman Guinn stated the application was a four-lot subdivision. Mr. Thomsen stated it is the old Drexler and Iazard Farm.

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

18-26 (Town of Smyrna) Aley 2 Subdivision

Mr. Butler stated this is part two of a previous subdivision we reviewed and approved.

Sup. Seneck made a motion 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 9:12 a.m. until our next meeting **June 12, 2018.**

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SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
May 8, 2018

<u>Members Present</u>		<u>Staff Present</u>		<u>Guests Present</u>
Perry Owen	Mike Flanagan	Shane Butler		Carol Kocinski
Paul Romahn	Sup. George Seneck	Corey Katusha		Canice Paliotta
Paul Thomsen	Bob Davis			
Sup. Tom Grace				

The meeting was called to order at approximately 8:50 a.m.

New Business:

18-27 (Town of Oxford) Carr Subdivision

Mr. Romahn stated the subdivision will create a 105 acre lot with 600 feet of road frontage. He felt it did not meet the width to depth ratio. The public hearing will be held on Tuesday. The Town Planning Board has approved of the application.

Sup. Seneck asked if the property was farmland and forest. Mr. Romahn stated it was a combination and is bordered by State Forest at the back. Mr. Davis stated the Town of Guilford has started averaging the back and front of the lot if it is odd shaped in order to come up with a width.

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

18-28 (Town of New Berlin) TBR Global Subdivision

Mr. Romahn stated this is a strange shaped lot and is concerned with the width to depth ratio. Mr. Butler read the Town of New Berlin guidelines and stated it would meet the definition depending on interpretation.

Mr. Thomsen stated there is a rock cut and steep bank at the location and was concerned with access. Mr. Butler stated the application was sent to NYSDOT and was approved.

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

18-29 (Town of Guilford) Drapaniotis Subdivision

Mr. Davis stated the lot is on both sides of the road. They would like to subdivide the one half into two. A public hearing will be held tomorrow.

Mr. Thomsen 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.

18-30 (Town of Guilford) Graziano Subdivision

Mr. Davis stated this is a simple subdivision creating a 97 and 64 acre lot. There were some issues with acreage but the surveyor cleared up the confusion. The property hadn't been surveyed since the late 1800s.

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

18-31 (Town of Greene) Dollar General Site Plan

Mr. Butler stated the location is near Chenango Forks. The application was sent to NYSDOT. Mr. Flanagan stated it looked like there were large catch basins for any water runoff in relation to a Storm water permit.

Mr. Davis asked if they are typically built the same. Mr. Butler stated they were basically cookie cutter.

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

18-32 (Town of Oxford) Little Boys Shop Site Plan

Mr. Butler stated this is part subdivision part site plan. Mr. Romahn stated the line will be adjusted to accommodate the expansion of an existing building. The Town of Oxford has a policy that now requires new surveys for all subdivisions.

Mr. Davis asked why they were expanding. Mr. Romahn stated he was unsure.

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. Romahn abstained.

18-33 (Town of Smyrna) Pollay Subdivision

Mr. Butler stated they are subdividing into a 100 acre and a 5 acre piece. There is a gas well and pipeline on the property but all interests will remain with their own lots.

Mr. Romahn asked about road frontage. Mr. Butler stated both would have an adequate amount.

Mr. Flanagan made a motion to approve the application, seconded by Mr. Romahn. Members voted all ayes, motion carried.

18-34 (Town of Smithville) Hammond Site plan

Mr. Butler stated they would like to convert a closed in porch into a craft room. Same footprint but a different roofline. This was not sent to NYSDOT because there would be no impact.

Mr. Romahn made a motion to approve the application, seconded by Mr. Davis. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:15 a.m. until our next meeting **July 10, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
July 10, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Ted Guinn	Shane Butler	Canice Paliotta
Paul Romahn	Sup. George Seneck	Corey Katusha	Carol Kocinski
Paul Thomsen	Bob Davis		Mayor Philip Wade
Sup. Tom Grace			

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

New Business:

18-35 (Town of Columbus) Town of Columbus Comprehensive Plan Update

Sup. Grace stated the application is an updated version of the Town of Columbus Comprehensive Plan. A public hearing for the plan is scheduled for Thursday July 12th.

Mr. Butler stated that there was no mention of Chobani, Golden Artists, and other businesses that help with Columbus's economy in the plan. If in the future these or other businesses would like to receive a grant, it might be beneficial to mention them in the Comprehensive Plan.

Mr. Romahn made a motion to approve the application with the suggestion to add Chobani, Golden Artist and other business, seconded by Sup. Seneck. Members voted all ayes, motion carried. Mr. Grace abstained

18-36 (Town of Bainbridge) Town of Bainbridge Comprehensive plan

Mr. Butler stated the applicant is updating the town's comprehensive plan.

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

18-37 (Town of Oxford) Little Boy's Shop Subdivision

Mr. Romahn Stated the applicant is purchasing land from the neighboring property and moving the property line to merge the properties. Mr. Romahn stated he notified the applicant that the new property line had to be twenty five feet from a structure. Mr. Romahn stated that the existing driveways are going to be used.

Mr. Katusha stated he had notified the NYSDOT and will forward the decision to Mr. Romahn.

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. Romahn abstained.

18-38 (Town of Greene) Silva Site Plan

Chairman Guinn stated the application was looking to remodel the existing building and add other structures to open a wellness center on the property. Chairman Guinn asked if Chris Lyons had any concerns with the project.

Mr. Butler and Mr. Katusha stated they had not heard any concerns from Mr. Lyons over the project.

Mr. Katusha stated he notified the NYSDOT and will forward the decision.

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

18-39 (Town of Norwich) Halfway House Site plan

Chairman Guinn stated the applicant is rehabbing the existing building and opening a restaurant on the property. The applicant wanted another access point to state route 12. Chairman Guinn referred them to the NYSDOT.

Mr. Romahn asked where parking would be located.

Chairman Guinn responded that the site had ample space for parking.

Mr. Katusha stated he notified the NYSDOT and will forward the decision.

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

18-40 (Town of Smyrna) Bays Subdivision

Chairman Guinn stated the applicant is subdividing a 46.79 acre lot from the larger 318.68 acres.

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

18-41 (Town of Guilford) Creek Fred Smith Subdivision

Mr. Davis stated the applicant is subdividing a small piece of property along the road and merging it with the larger property. The smaller property was the site of the old farm house and merging the lots would make the most sense.

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

18-42 (Town of Guilford) Casey Subdivision

Mr. Davis stated the applicant is subdividing lands to Joseph and Paul Casey. The road bisects part of the property which was originally feared to be a spaghetti lot, making it meet the town's requirements. A public hearing is scheduled for next month regarding the subdivision.

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

18-43 (Town of Guilford) Mosher Subdivision

Mr. Davis stated the applicant is adjusting the property line after finding out the propane tank was located on the neighbor's property. The property line move would place the tank on their property.

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

18-44 (Town of Guilford) Morgan Subdivision

Mr. Davis stated the applicant is subdividing the larger parcel that is split by the road.

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

With no further business, the meeting was adjourned at 9:00 a.m. until our next meeting **August 14, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
August 14, 2018

Members Present

Perry Owen Sup. George Seneck
Paul Romahn Alex Larsen
Paul Thomsen
Sup. Tom Grace

Staff Present

Shane Butler
Corey Katusha

Guests Present

Canice Paliotta
Karol Kocinski

The meeting was called to order at approximately 8:50am.

New Business:

18-45 (T. Columbus) Beyer & Hicks Subdivision

Mr. Katusha stated that the applicant is looking to subdivide a large parcel that is split by the road into two separate parcels.

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

With no further business, the meeting was adjourned at 8:55 am until our next meeting **September 11, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 11, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Sup. George Seneck	Shane Butler	Canice Paliotta
Paul Romahn	Alex Larsen	Corey Katusha	Karol Kocinski
Paul Thomsen	Bob Davis		
Sup. Tom Grace	Ted Guinn		

The meeting was called to order at approximately 8:56am.

New Business:

18-46 (T. Guilford) Odell Subdivision

Mr. Davis stated that the Odell's are subdividing ten (10) acres of their property for a family member. Mr. Davis commented that the property has plenty of road frontage.

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

With no further business, the meeting was adjourned at 8:58 am until our next meeting **October 10, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
October 10, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Sup. George Seneck	Shane Butler	Canice Paliotta
Paul Romahn	Alex Larsen	Corey Katusha	
Paul Thomsen	Bob Davis		
Sup. Tom Grace	Ted Guinn		

The meeting was called to order at approximately 8:53am.

New Business:

18-47 (T. Oxford) Ryan Rd Subdivision

Mr. Romahn stated that the Ryan's are subdividing 1.15 acres of their property and attaching it to a neighboring property.

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

18-48 (T. Norwich) Tiffany Solar Site Plan and Subdivision

Mr. Guinn stated that the landowner is subdividing part of the property and selling it to a solar company for development. The solar site will take up 73.56 acres and tie into the NYSEG three phase power line. Mr. Thomsen asked if the solar site would affect the airport. Mr. Butler responded that the FAA contacted stated there would be no affect to aircraft. Mr. Romahn asked how the company was going to access the property. Mr. Guinn stated that the site plan doesn't currently show the access road. The company is going to lease land for an access road or buy it outright. Mr. Davis asked if the solar panels are being used for community solar or for commercial solar purposes. Mr. Guinn responded that the solar panels will be used for community solar. Mr. Guinn stated that one of his concerns is that there is nothing holding the company liable to reclaiming the site after the solar panels have been used. This makes it the Town of Norwich's responsibility to clean up the site after the solar site use ends. Mr. Guinn forced his concern to the Town of Norwich with the hope a Town law could be passed. Mr. Guinn has sent out letters to organizations and governments for interested agency status. One had been sent to Chenango County to be an interested agency.

Sup. Thomsen made a motion to approve Chenango County as an interested agency, seconded by Sup. Seneck. Members all voted ayes, motion carried. Mr. Guinn abstained.

18-49 (T. New berlin) Rzucildo Subdivision

Mr. Guinn stated that the Nielsen's are selling about ¼ acre of land to the neighbors for a property line adjustment.

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

18-50 (T.Greene) Clifford Williams Site Plan

Mr. Guinn stated that Mr. Williams is looking to open a barber shop out of one room of his home.

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

With no further business, the meeting was adjourned at 9:10 am until our next meeting **November 14, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
November 14, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Sup. George Seneck	Shane Butler	Canice Paliotta
Steve Palmatier	Alex Larsen	Corey Katusha	Karol Kocinski
Paul Thomsen	Bob Davis		Ralph Scalzo
Sup. Tom Grace	Ted Guinn		Alan Lord

The meeting was called to order at approximately 8:42am.

New Business:

18-48 (T. Norwich) Tiffany Solar Site Plan and Subdivision

Mr. Guinn stated that the Town of Norwich had applied for lead agency status and had sent letters to other interested parties. The Town did not receive any letters objecting to Norwich accepting lead status. The solar company and Norwich board members agreed that part 2 of the EAF resulted in a negative declaration. The project will have a public meeting in December on the project. Mr. Guinn felt the application was complete and ready for approval from the 239-committee.

Mr. Davis asked when construction would begin on the project.

Mr. Guinn responded that construction would begin in the spring of 2019.

Mr. Owen asked what the plans are for decommissioning and if the company would be responsible for the decommissioning.

Mr. Guinn responded that unless the Town adopts an ordinance the company is not responsible for decommissioning.

Sup. Seneck made a motion to approve the Tiffany Solar project, seconded by Mr. Davis. Members all voted ayes, motion carried. Mr. Guinn abstained.

18-51 (T. Columbus) Shawler Brook Farm Subdivision

Mr. Lord stated that there will be 13 lots created along County Route 24/ Shawler Brook Road. All driveway locations have been Okayed and will have culverts. The lots sizes will range from 5 to 40 acres. Mr. Scalzo of the Town of Columbus planning board stated that the board had no concerns. A public hearing for the project is scheduled for November 15th.

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

18-52 (T. Guilford) Knowles Subdivision

Mr. Davis stated that Mr. Knowles is looking to build a house and is subdividing a piece of land to build the house on.

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

18-53 (T. Guilford) Knowles Subdivision

Mr. Davis stated that Mr. Knowles is subdividing pieces of his land for his daughters. The land will have deeded access in the back.

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

18-54 (T. Columbus) Dubois & Horton Subdivision

Mr. Scalzo stated that Mr. Horton is subdividing off land and selling it to his neighbor Ms. Dubois.

Mr. Thomsen made a motion to approve the applicant with no concerns, seconded by Mr. Owen. Members all voted ayes, motion carried. Sup Grace abstained.

With no further business, the meeting was adjourned at 8:53 am until our next meeting **December 11, 2018.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
December 11, 2018

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Sup. George Seneck	Shane Butler	Karol Kocinski
Steve Palmatier	Bob Davis	Corey Katusha	
Paul Thomsen	Ted Guinn		
Sup. Tom Grace			

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

New Business:

18-55 (T. Smyrna) Bays Subdivision

Mr. Guinn stated the owner Jim Bays is subdividing off a large 100 acre parcel to his neighbors for hunting land. NYSDOT had no concerns, only that if a driveway was needed the owner obtain the proper permit.

Sup. Seneck made a motion to approve the Bays Subdivision with NYSDOT recommendations, seconded by Mr. Owen. Members all voted ayes, motion carried.

18-56 (T. Guilford) Guilford Subdivision Law Update

Mr. Davis stated that the update would allow for lot line adjustments of a half-acre or less to join an established property. The update would make so an applicant wouldn't have to go through the full subdivision process.

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

18-57 (T. Sherburne) Brown Subdivision

Mr. Guinn stated that the applicant is dividing 41 acres into 3 lots, the 3 lots already have houses on them.

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

18-58 (T. Oxford) Zoning Board Appeal Behr Variance

Mr. Guinn stated that the applicant is appealing to the Town of Oxford zoning board due to a previous denial. Ms. Behr is looking to remove an old cabin and replace it with a larger mobile home. The original application was denied due to the lot size not be adequate for the new mobile home. Mr. Katusha voiced concerns for the absent Mr. Romahn. The concerns where the lack of distance between well and septic systems, no indication of where the neighbors well and septic are located, and not being 50 feet away from the road.

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

18-59 (T. Greene) Action Park East Racetrack

Mr. Guinn stated the applicant is looking to clean and re-open a racetrack in Greene. The track would host approximately 10 events. Mr. Guinn recommended having lighting pointed down to reduce light pollution. Mr. Thomsen recommended having speakers pointed away from residential housing.

Mr. Owen made a motion to approve the applicant with the recommendation that all lighting be pointed downward and speakers pointed away from residential housing, seconded by Sup. Grace. Members all voted ayes, motion carried.

With no further business, the meeting was adjourned at 8:45 am until our next meeting **January 8, 2019.**

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