

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
February 12, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Perry Owen	Sup. George Seneck	Shane Butler	Karol Kucinski
Steve Palmatier	Bob Davis	Corey Katusha	Canice Paliotta
Paul Thomsen	Ted Guinn		
Alex Larsen	Sally Chirlin		

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

New Business:

19-01 (T. New Berlin) Gage lot line adjustment

Mr. Guinn stated that Mr. Gage is subdividing off a portion of his property to his neighbor and adjoining it to his neighbor's property. Mr. Katusha stated that the Town of New Berlin reviewed the application in 2017 but never forwarded it to the County.

Mr. Thomsen made a motion to approve the Gage lot line adjustment, seconded by Mr. Palmatier. Members all voted ayes, motion carried.

19-02 (T. Guilford) Casey Subdivision

Mr. Davis stated Casey is subdividing off about 9 acres and the Town of Guilford sees no issue with the subdivision.

Mr. Thomsen made a motion to approve the Casey Subdivision, seconded by Mr. Owen. Members all voted ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

With no further business, the meeting was adjourned at 9:01 am until our next meeting **March 12, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
February 12, 2019

Members Present
Perry Owen Ted Guinn
Steve Palmatier Sally Chirlin
Paul Thomsen Paul Romahn
Alex Larsen

Staff Present
Shane Butler
Corey Katusha

Guests Present
Karol Kucinski
Canice Paliotta

The meeting was called to order at approximately 9:02am.

New Business:

19-03 (T. Pharsalia) Unsafe Buildings and Structure Law

Mr. Guinn stated that the Town of Pharsalia is looking to adopt a local law requiring unsafe buildings be repaired or demolished and removed, rubbish be kept clear from lands and structures within the Town of Pharsalia. Mr. Butler raised concern with enforcement of the law and the lack of financial responsibility by the Town. Mr. Owen stated that if every town in Chenango County adopted a similar law the expense to the County could be detrimental. The board felt that the application should be denied based on the impact to the County as a whole.

Mr. Thomsen made a motion to not approve the Town of Pharsalia Unsafe Building and Structure law. The reason being that it was not in the best interest in the County as a whole. The financial responsibility should be on the Town of Pharsalia to recover expenses locally not through the County. If a person fails to pay the tax, it will eventually impact the County financially. Seconded by Mr. Owen. Members all voted ayes, motion carried.

19-04 (T. Columbus) Risser Subdivision

Mr. Guinn stated that the property owner is dividing a 116 acre property into 3 parcels to sell.

Mr. Thomsen made a motion to approve the Risser Subdivision with the understanding they would comply with NYSDOT recommendations, seconded by Mr. Owen. Members all voted ayes, motion carried. Sup. Grace abstained.

19-05 (T. Coventry) Site Plan Review Law Update

Mr. Guinn stated the update would enforce and impose penalties for violations of the site plan requirements.

Mr. Romahn made a motion to approve the Town of Coventry site plan review update, seconded by Mr. Owen. Members all voted ayes, motion carried.

19-06 (T. New Berlin) Whaley & Jefferey Subdivision

Mr. Guinn stated the property owner is looking to sell 1/3 an acre to the neighbor.

Mr. Romahn made a motion to approve the Whaley Subdivision with the understanding they would comply with NYSDOT recommendations, seconded by Sup. Grace. Members all voted ayes, motion carried.

19-07 (T. Oxford) LeGar Subdivision

Mr. Romahn stated the property owner is subdividing 81.76 acres into a 20 acre parcel with a house and a 61.76 acre lot. Mr. Romahn raised concern with a cemetery being located on the property. Mr. Butler responded that the cemetery should be on its own tax number and not part of the subdivision.

Mr. Thomsen made a motion to approve the LeGar Subdivision with the recommendation the cemetery should be its own lot, seconded by Sup. Grace. Members all voted ayes, motion carried. Mr. Romahn abstained.

With no further business, the meeting was adjourned at 9:20 am until our next meeting April 9, 2019.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
April 9, 2019

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

The meeting was called to order at approximately 8:34am.

New Business:

19-08 (T. Pitcher) Tully Subdivision

Mr. Katusha stated the property owner is looking to split off half an acre on the north side State Highway 23 that a home is located on and join it to the property on the south side of State Highway 23. The subdivision has been sent to NYSDOT for review.

Mr. Romahn made a motion to approve the Tully subdivision with the recommendation that they comply with NYSDOT recommendations; Seconded by Sup. Seneck. Members all voted ayes, motion carried.

With no further business, the meeting was adjourned at 8:40 am until our next meeting May 14, 2019.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
May 14, 2019

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

Due to the meeting schedule for the Month of May. A special 239 review was called to review the Town of Guilford's comprehensive plan update.

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

New Business:

19-10 (T. Guilford) Comprehensive Plan Update

Mr. Davis stated that the update to the comprehensive plan was needed to address upcoming wind and solar projects in the town. Without the update the Town would not be able to develop local siting laws regarding wind and solar energy. The update includes language regarding the importance of renewable energy, best energy practices, and the resources available in the Town. Mr. Davis stated that only one Town Board member had an issue with language regarding new development be designed to maximize southern exposure for solar energy. Mr. Owen asked if the Town of Guilford has zoning. Mr. Davis responded that the Town did not have zoning.

Mr. Thomsen made a motion to approve the Town of Guilford Comprehensive Plan Update with no concerns; Seconded by Mr. Palmatier. Members all voted ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

With no further business, the meeting was adjourned at 9:03 am until our next meeting May 14, 2019.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
May 14, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Bob Davis	Shane Butler	Stephen Bentley
Paul Romahn	Sally Chirlin	Corey Katusha	Karol Kacinski
Paul Thomsen	Sup. Tom Grace		Canice Paliotta
Perry Own	Sup. George Seneck		

The meeting was called to order at approximately 9:03am.

New Business:

19-11 (T. Greene) Raymond Solar

Guest Stephen Bentley from Raymond explained the project. Raymond is looking to install solar panels on the facility located at 993 State Hwy 12 in Greene. The project is being worked on jointly with Binghamton University and NYSERDA. Just under half the roof will be covered in solar panels and a battery storage facility will be on the site. Mr. Katusha stated that NYSDOT had no comments at this time.

Sup. Seneck made a motion to approve the Raymond Solar Project with no concerns; Seconded by Mr. Romahn. Members all voted ayes, motion carried.

19-12 (T. Norwich) Hidden Springs Brew house

Mr. Guinn stated the applicant is looking to open a brew house on the property. The project has been three years in the making. The project is within 500 feet of the Town of Norwich and North Norwich line. The Town of North Norwich has been notified of the project.

Mr. Romahn made a motion to approve the Hidden Springs Brew House Project with no concerns; Seconded by Sup. Grace. Members all voted ayes, motion carried. Mr. Guinn abstained.

19-13 (T. Oxford) Buser Subdivision

Mr. Romahn stated the applicant is splitting the lot into two pieces. The original plans did not fit the lot ratio required by the Town of Oxford. The current application meets all the Town's requirements.

Mr. Owen made a motion to approve the Buser Subdivision with no concerns; Seconded by Mr. Thomsen. Members all voted ayes, motion carried. Mr. Romahn abstained.

19-14 (T. Pitcher) Olivo Subdivision

Mr. Katusha stated that the owner is looking to subdivide off land that has been subdivided. Mr. Romahn asked if the property had enough road frontage. Mr. Butler stated that the Town of Pitcher does not have zoning that would regulate road frontage.

Mr. Thomsen made a motion to approve the Olivo Subdivision with no concerns; Seconded by Sup. Seneck. Members all voted ayes, motion carried.

With no further business, the meeting was adjourned at 9:18 am until our next meeting June 11, 2019.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
June 11, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Steven Palmatier	Shane Butler	Robert Switala
Paul Romahn	Sally Chirlin	Corey Katusha	Canice Paliotta
Paul Thomsen	Sup. Tom Grace		
Perry Own	Sup. George Seneck		
Alex Larsen	Michael Flanagan		

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

New Business:

19-15 (T. Afton) Delaware River Solar Site Plan

Guest Robert Switala of Bergman Engineers explained the project. The project involved the development of a 3.27-megawatt solar facility on County Road 17. The group felt that screening along County Rd 17 should be present.

Sup. Seneck made a motion to approve the Delaware River Solar Project with the recommendation that screening be put up along County Rd 17; Seconded by Mr. Romahn. Members all voted ayes, motion carried.

19-16 (T. Greene) Puckett Solar Site Plan

Mr. Katusha stated that Puckett is looking to build a 20-megawatt solar facility on Willard Rd. The project will take up 122 acres and involves clearing forestland and work close to a DEC stream. Mr. Katusha stated the application was sent to NYSDOT for comment. Mr. Flanagan raised concern with only 30% of documents being given and the work next to the DEC stream.

Mr. Palmatier made a motion to approve the Puckett Solar Site Plan with the recommendation they comply with NYSDOT; Seconded by Mr. Romahn. Members all voted ayes, motion carried.

19-17 (T. New Berlin) Austin Subdivision

Mr. Thomsen stated that Mr. Austin is subdividing off 20 acres from a larger parcel.

Sup. Seneck made a motion to approve the Austin Subdivision with no concerns; Seconded by Mr. Romahn. Members all voted ayes, motion carried. Mr. Thomsen abstained.

With no further business, the meeting was adjourned at 9:30 am until our next meeting **July 9, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
July 9, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Steven Palmatier	Shane Butler	Karol Kacinski
Paul Romahn	Sally Chirlin	Corey Katusha	Canice Paliotta
Paul Thomsen	Sup. Tom Grace		Sandy Pierce
Perry Own	Sup. George Seneck		
Alex Larsen	Michael Flanagan		

The meeting was called to order at approximately 8:44am.

New Business:

19-18 (T. Guilford) Brown Subdivision

Mr. Davis explained that the fire district is purchasing two pieces of property to expand the fire district. The parcels are being subdivided off the Brown property and will be added to the fire district property.

Mr. Romahn made a motion to approve the Brown Subdivision with no concerns; Seconded by Mr. Palmatier. Members all voted ayes, motion carried.

Mr. Romahn asked for board members advice with an upcoming subdivision in the Town of Oxford. The subdivision has a lake on the property and the proposed property lines do not extended to the lake. Mr. Romahn has asked the applicant about it but received no response. Mr. Butler stated that it could be so that a lake association can develop the property around the lake. Discussion followed on other possible motives.

With no further business, the meeting was adjourned at 8:46 am until our next meeting **August 13, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
August 13, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Steven Palmatier	Shane Butler	Karol Kacinski
Paul Romahn	Sup. Tom Grace	Corey Katusha	Canice Paliotta
Paul Thomsen	Sup. George Seneck		Sandy Pierce
Perry Own	Alex Larsen		Concerned Citizens of Guilford

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

New Business:

19-25 (T. Guilford) Renewable Energy Systems Local Law

Sup. Seneck explained that the Renewable Energy Systems Local Law covers both commercial and residential solar and wind projects. Mr. Owen asked if the local law is being proposed due to the PSC Article 10, proposed wind project located in the Town of Guilford. Sup. Seneck stated it was developed due to the project. Mr. Palmatier asked if the law addressed energy storage. Sup. Seneck stated that the proposed law does not, but in discussion with NYSERDA about the addition in the future. Mr. Butler stated that the County Planning Department has made comments regarding the law. Most of the comments are with definitions, spelling errors, and a few questions/suggestions on restrictions. Mr. Butler stated that they have had write in comments. Some of the comments pertained to the project and not the local law, those comments were not accepted. The comments pertaining to the law questioned the validity of the SEQR process. Stating that the SEQR was improperly classified as a type II action and not type I, and the EAF was not correct when referred to the County GML 239 review. Due to this, they felt that the County GML 239 board could not review the local law (See Planning Board Minutes August 13, 2019 for Mr. Harrington's comments). Sup. Seneck stated that the comments had been sent to the Town's attorney and he disagreed with the comments.

(All submitted comments are available at the Planning office)

Mr. Romahn made a motion to approve the Renewable Energy Law with the comments from the Planning Department; Seconded by Sup. Grace. Members all voted ayes, motion carried. Sup. George Seneck and Mr. Bob Davis abstained.

19-19 (T. North Norwich) Alvogen Site Plan

Mr. Katusha stated that Alvogen is looking to expand and place a 5,000 square foot building on the back of the existing building. The NYSDOT has commented back that nothing be placed within the State ROW and documentation of no increases to storm water outflow in the State ROW is required.

Sup. Seneck made a motion to approve the Alvogen Site Plan with the requirement to comply with NYSDOT comments; Seconded by Mr. Palmatier. Members all voted ayes, motion carried.

19-20 (T. Norwich) Benedict Subdivision

Mr. Katusha stated that the Benedict car lot was looking to subdivide the one lot into four (4) separate lots. The NYSDOT commented that no new driveways would be permitted and that access to proposed lot two (2) must be provided by a shared driveway with proposed lot one (1).

Mr. Davis made a motion to approve the Benedict Subdivision with the requirement to comply with NYSDOT comments; Seconded by Mr. Romahn. Members all voted ayes, motion carried.

19-21 (T. Guilford) Baldwin Subdivision

Mr. Davis stated that the Baldwin's are subdividing a three (3) acre lot for their son to build a house on. The only local concern was there is no deeded access for the subdivided lot. Mr. Romahn stated that the ROW is only 25 feet and should be wider. Discussion followed regarding the appropriate size of the ROW.

Mr. Romahn made a motion to approve the Baldwin Subdivision with the comment to have a deeded ROW for the subdivided property and to make the ROW 50 feet; Seconded by Mr. Romahn. Members all voted ayes, motion carried. Sup. George Seneck and Mr. Bob Davis abstained.

19-22 (T. Guilford) Hohretter Subdivision

Mr. Davis stated that the Hohretter's are subdividing property that is split by Hohretter Rd into four (4) lots. There are no local concerns with the project.

Mr. Palmatier made a motion to approve the Hohretter Subdivision with no concerns; Seconded by Mr. Owne. Members all voted ayes, motion carried. Sup. George Seneck and Mr. Bob Davis abstained.

19-23 (V. Afton) DeLuca Variance

Mr. Katusha stated that the Mr. DeLuca is looking to put a recreational vehicle (RV) on the property. The use is not currently allowed by Village of Afton Zoning Laws. Mr. Katusha stated the Village is concerned that Mr. DeLuca will put a larger RV on the property. Sup. Seneck raised concerns with the RV being located in a flood plain. Mr. Romahn raised concerns with the lot size and the use not fitting in with the community character. NYSDOT had not returned project comments.

Mr. Romahn made a motion to disapproved the DeLuca variance based on the concern that the property was in a flood plain and the RV use did not fit in with the character of the community; Seconded by Sup. Seneck. Members all voted ayes, motion carried.

19-24 (T. Columbus) Solar Moratorium

Sup. Grace stated that the Town of Columbus is adopting a moratorium to take time to develop a local energy law on solar. There are currently no proposed projects in the Town. Mr. Katusha stated the Planning Department had comments on one spelling item.

Sup. Seneck made a motion to approve the Town of Columbus Solar Moratorium with the comments made by the Planning Department; Seconded by Mr. Davis. Members voted all ayes, motion carried. Sup. Tom Grace abstained.

19-26 (T. Greene) Tamba Jag Restaurant Site Plan

Mr. Katusha stated that the applicant is looking to open a restaurant in a vacant building. The project will include installing lighting and signage. The building has deeded parking from another building next door. There were no local concerns.

Sup. Seneck made a motion to approve the Tamba Jag Site Plan with the comment that lighting be pointed downward to reduce glair; Seconded by Mr. Palmatier. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:17am until our next meeting **September 10, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 10, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Steven Palmatier	Corey Katusha	Karol Kacinski
Paul Romahn	Sup. Tom Grace		Canice Paliotta
Paul Thomsen	Sup. George Seneck		
Perry Own	Alex Larsen		
Ted Guinn	Sally Chirlin		

The meeting was called to order at approximately 8:34am.

New Business:

19-32 (T. Guilford) Renewable Energy Systems Local Law

Sup. Seneck explained that the Renewable Energy Systems Local Law covers both commercial and residential solar and wind projects. The previous local law reviewed by the board was not passed at the Town of Guilford after concerns regarding the SEQR action. The new law being reviewed has been reclassified as a type I action, language has been added to address decibel levels and battery storage. Mr. Katusha stated that the Planning Department had one comment on word phrasing.

Mr. Romahn made a motion to approve the Renewable Energy Law with the comments from the Planning Department; Seconded by Mr. Thomsen. Members all voted ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

19-27 (T. Sherburne) Purdy & Sons Foods Site Plan

Mr. Guinn explained that Purdy & Sons foods is looking to build a 10,000 square foot facility that would be used to increase processing. Mr. Katusha stated that the Town of Sherburne expressed no concerns.

Sup. Seneck made a motion to approve the Purdy & Sons Site Plane with no concerns; Seconded by Mr. Owen. Members all voted ayes, motion carried.

19-28 (T. Oxford) Marrone Subdivision

Mr. Romahn stated that the applicant is looking to subdivide the property into three (3) lots. The Town of Oxford has no concerns.

Mr. Davis made a motion to approve the Marrone Subdivision with no concerns; Seconded Sup. Grace. Members all voted ayes, motion carried. Mr. Romahn abstained.

19-29 (T. Otselic) Bertholf Site Plan

Mr. Guinn stated the applicant is looking to build a 12'x24' building on the property. The project location does not currently meet setback requirements of Otselic Local Law # 2-1989. The local law requires a minimum of fifteen (15) from a permanent structure to a side boundary. Mr. Romahn asked if the Town had any concerns. Mr. Katusha stated that he had not received any comments from the Town. Mr. Katusha did send the project to NYSDOT for comments but had not received them yet. Ms. Chirlin recommended approval pending the neighboring owners approval and comply with NYSDOT comments.

Mr. Romahn made a motion to approve the Bertholf Site Plan pending the neighboring owner's approval and comply with NYSDOT comments; Seconded Sup. Seneck. Members all voted ayes, motion carried.

19-30 (T. Greene) Park Outdoor Billboard Site Plan

Mr. Guinn stated that Park Outdoor is looking to build a 10'x30' billboard along the route 12 portion of the property. Mr. Thomsen asked if any lighting would be on site. Mr. Guinn stated that none was proposed according to the plans submitted. Mr. Guinn stated that the applicant would have to get permits and NYSDOT approval to build the billboard on the NYSDOT right of way. Mr. Katusha sent the project to NYSDOT but has not received comments.

Sup. Seneck made a motion to approve the Park Outdoor Billboard with NYSDOT recommendations and permits; Seconded by Mr. Thomsen. Members all voted ayes, motion carried.

19-31 (T. North Norwich) Compassionate Care Site Plan

Mr. Guinn stated that Compassionate Care is looking to add a 40'x40' addition to the building that will include dog housing and dog runs. Mr. Thomsen asked if there was screening to cut down on the noise of barking dogs. Mr. Guinn stated that there was some screening on the property but no additional screening is indicated in the application. Ms. Chirlin did not think the Town had any ordinances on barking dogs. Mr. Katusha sent the project to NYSDOT but has not received comments.

Mr. Romahn made a motion to approve the Compassionate Care Site Plan with NYSDOT recommendations; Seconded by Mr. Davis. Members all voted ayes, motion carried. Ms. Chirlin abstained

19-33 (T. Norwich) O'Reilly Subdivision

Mr. Guinn stated that the applicant is looking to subdivide the property into two parcels. The Town had no concerns about the project.

Mr. Davis made a motion to approve the O'Reilly Subdivision with no concerns; Seconded by Sup. Seneck. Members voted all ayes, motion carried. Mr. Guinn abstained.

19-34 (T. Norwich) DG NY LLC Solar Facility Site Plan

Mr. Guinn stated that the applicant is looking to build a 5-MW solar facility on 32.27 acres. There are some wetlands on the project site and the Army Core of Engineers are working with the company. Access to the site will be off Cole Drive in the City of Norwich. The City of Norwich is okay with using the road as access. Mr. Katusha sent the project to NYSDOT but has not received comments.

Sup. Seneck made a motion to approve the DG NY LLC Solar Facility Plan with NYSDOT recommendations; Seconded by Thomsen. Members voted all ayes, motion carried. Mr. Guinn abstained.

With no further business, the meeting was adjourned at 8:58am until the next meeting **October 8, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 23, 2019

Members Present

Bob Davis
Sup. George Seneck
Paul Thomsen
Perry Own
Ted Guinn

Staff Present

Corey Katusha
Shane Butler

Guests Present

The meeting was called to order at approximately 9:00am.

New Business:

19-35 (T. Guilford) Renewable Energy Systems Local Law

Sup. Seneck explained that the Renewable Energy Systems Local Law covers both commercial and residential solar and wind projects. There was a few minor changes to the law from the last review.

Mr. Owen made a motion to approve the Renewable Energy Law; Seconded by Mr. Thomsen. Members all voted ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

General discussion on solar projects in Chenango County.

Meeting was adjourned at 9:36am.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
October 8, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Sup. George Seneck	Corey Katusha	Karol Kacinski
Paul Romahn	Alex Larsen	Shane Butler	Canice Paliotta
Paul Thomsen	Sally Chirlin		
Perry Own	Ted Guinn		

The meeting was called to order at approximately 8:29am.

New Business:

19-36 (T. Smithville) Dollar General Site Plan

Mr. Butler stated the location of the Dollar General site. The Town of Smithville requested that changes be made to the exterior design so the building fits more of the community character. The Town has also requested sidewalks to be added to the site along with a monument sign rather than a pole sign for display. The project had been sent to NYSDOT for comments, which have not been received yet.

Mr. Owen made a motion to approve the Dollar General Site Plan and to comply with NYSDOT comments Seconded by Mr. Thomsen. Members all voted ayes, motion carried.

19-37 (T. Guilford) Hohreiter Subdivision

Mr. Davis explained that the applicant is looking to subdivide off property that was already subdivided once this year. The new subdivision would split the property into two lots. Mr. Romahn expressed concern about the 25 foot right of way on the property and felt the right of way should be 50 feet. Discussion followed regarding right of way size.

Mr. Thomsen made a motion to approve the Hohreiter Subdivision with the recommendation the right of way be 50 feet wide; Seconded by Mr. Romahn. Members all voted ayes, motion carried.

General discussion followed regarding upcoming projects, decommissioning plans for alternative energy, and an update on the Calpine Wind Farm in Guilford.

With no further business, the meeting was adjourned at 8:53am until the next meeting **November 13, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
November 13, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Sup. George Seneck	Corey Katusha	Karol Kacinski
Paul Romahn	Ted Guinn	Shane Butler	Canice Paliotta
Steve Palmatier	Perry Own		

The meeting was called to order at approximately 9:00am.

New Business:

19-38 (T. Norwich) Storage Center Site Plan

Mr. Guinn stated the location of the Storage Center site. The developer has already started construction on the site without approval from the Town of Norwich or NYSDOT. The NYSDOT had sent comments back regarding the project. Mr. Guinn shared the NYSDOT comments with the developer who was unhappy with the requirements. Discussion of aesthetic concerns.

Sup. Seneck made a motion to approve the Storage Center Site Plan and to comply with NYSDOT comments. Seconded by Mr. Romahn. Members all voted ayes, motion carried. Mr. Guinn and Mr. Owen abstained.

19-39 (V. Bainbridge) Tea House Special Use Permit

Mr. Guinn explained that the applicant is looking to open a Tea House in their residence. The Village of Bainbridge has zoning and the use is not permitted in the zoned area. NYSDOT comments had been received for the site.

Mr. Palmatier made a motion to approve the Tea House Special Use Permit and to comply with NYSDOT comments. Seconded by Mr. Romahn. Members all voted ayes, motion carried.

19-40 (T. Columbus) Subdivision Law

Sup. Grace stated that the Town of Columbus was reviewing their local laws because many are over 20 years old. They felt the Subdivision Law needed some updating. Sup. Grace stated they removed the fees from the law so the Town of Columbus Board can set them. Mr. Davis suggested requiring a survey map rather than a sketched map because the Chenango County Clerk's Office will not file a subdivision with a sketched map. Mr. Butler suggested setting a width to depth ratio to avoid spaghetti lots. Mr. Guinn suggested giving the Town of Columbus Planning Board the authority to grant a waiver for subdivision requirements.

Mr. Romahn made a motion to approve the Town of Columbus Subdivision Law with the recommendation that a survey map be required, a width to depth ratio be established, and the Town of Columbus Planning Board be given authority to grant waivers to requirements. Seconded by Mr. Romahn. Members all voted ayes, motion carried. Sup. Grace abstained.

19-41 (T. Guilford) Noon & Dorber Subdivision

Mr. Davis explained the site and subdivision layout. Mr. Davis stated that the property and surrounding properties were subdivided before the Town of Guilford had subdivision regulation. The property is unable to meet the current subdivision regulations. The Town felt given the history and the size of the lots being subdivided that they could grant a waiver of requirements.

Mr. Owen made a motion to approve the Noon & Dorber Subdivision with no concerns or recommendations. Seconded by Mr. Romahn. Members all voted ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

With no further business, the meeting was adjourned at 9:15am until the next meeting **December 10, 2019.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
December 10, 2019

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis	Sup. George Seneck	Corey Katusha	Karol Kacinski
Sally Chirlin	Sup. Tom Grace	Shane Butler	Canice Paliotta
Steve Palmatier	Perry Own		
Alex Larsen	Michael Flanagan		
Paul Thomsen			

The meeting was called to order at approximately 8:45am.

New Business:

19-42 (T. N. Norwich) Norwich Meadows Site Plan

Mr. Butler stated that Norwich Meadows is looking to revamp an unused building up at the Lt. Warren Eaton Airport for vegetable washing and include housing for their workers on site. The Chenango County IDA owns the building, but the property is owned by Chenango County. The NYSDOT had no comments on the project at this time. Mr. Owen asked if the building is in use now. Mr. Katusha responded that the building is currently vacant. Mr. Flanagan stated that Norwich Meadows would need permits from multiple organizations for the project.

Sup. Seneck made a motion to approve the Norwich Meadows Site Plan pending they get the proper permits and comply with regulations. Seconded by Mr. Thomsen. Members all voted ayes, motion carried. Mr. Larsen abstained.

19-43 (T. Guilford) Fuller Subdivision

Mr. Davis explained that the applicant is subdividing off a portion of the property for a family member. The subdivided property has a right of way easement for access to the newly subdivided parcel. Mr. Davis stated that the right of way is only 20 feet wide and the Town's regulations required 25 feet. The applicant was going to make the necessary changes.

Mr. Thomsen made a motion to approve the Fuller Subdivision with no concerns or comments. Seconded by Sup. Grace. Members all voted ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

19-44 (T. Guilford) Crudele Subdivision

Mr. Davis stated the applicant is subdividing off $\frac{3}{4}$ of an acre for a family member to build a hunting cabin on. Mr. Katusha stated that Senior Planner Rena Doing had a concern with the lot size if a septic system is constructed. Mr. Davis stated he would make the applicant aware.

Mr. Flanagan made a motion to approve the Crudele Subdivision with no concerns or comments. Seconded by Mr. Owen. Members all voted ayes, motion carried. Sup. Seneck and Mr. Davis abstained.

With no further business, the meeting was adjourned at 8:53am until the next meeting **January 14, 2020.**