

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 13, 2015

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

The meeting was called to order at approximately 8:35 a.m.

New Business:

15-01 (Town of Oxford) Knoll Subdivision

Mr. Butler stated the applicant is subdividing the property, basically encompassing all of the fields. Chairman Guinn stated they are subdividing 90 acres from over 200. There will be a lot of road frontage.

Mr. Butler stated the property will be sold to a nearby farmer. Mr. Thomsen asked how they would access the back part of the property. Chairman Guinn stated there is a 50 foot wide piece of property at the end of the subdivided property.

Mr. Thomsen motioned to approve the application with the recommendation to be sure the width to depth ratio complies, seconded by Sup. Grace. Members voted all ayes, motion carried.

15-02 (Town of Oxford) Moore Subdivision

Chairman Guinn stated the property is being subdivided into three lots. Sup. Grace asked how large the lots would be. Chairman Guinn stated they would be about 10 acres each.

Mr. Thomsen asked if each has road frontage.

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

15-03 (Town of New Berlin) H Bar D Subdivision

Mr. Thomsen stated this subdivision doesn't fall within the requirements for referral. Chairman Guinn stated it is basically a courtesy review. Mr. Thomsen stated the neighbor is buying the property.

Mr. Butler stated he received a number of calls about this application. The owner wanted the property subdivided by the end of the year. A meeting was scheduled for before Christmas but the survey was not completed.

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

15-04 (Town of New Berlin) Cicoria Subdivision

Chairman Guinn stated the farm is being rented out. The house sits up on top of a hill. Mr. Butler stated the driveway has a right-of-way going up to the property. There is a 50 foot buffer around the edge of the property to allow for road frontage. Chairman Guinn stated it is probably for a future driveway.

Mr. Thomsen stated the electric poles are private and should be on a right-of-way. Chairman Guinn stated an EAF needs to be completed for the project.

Sup. Seneck motioned to approve the application with the following concerns and recommendations; the applicant needs to complete an EAF, Concern the electric lines will be on private property and should also have a right-of-way, concern about the driveway right-of-way, seconded by Mr. Lyons. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 8:55 a.m. until our next meeting on **February 10, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
February 10, 2015

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Thomsen	Donna Jones	Steve Palmatier
Sup. George Seneck	Chris Lyons	Rena Doing	
Sup. Tom Grace	Alex Larsen	Shane Butler	
Bruce Beadle			

The meeting was called to order at approximately 8:15 a.m.

New Business:

15-05 (Town of Greene) Hamm Fitness Site Plan

Chairman Guinn stated the application is for a site on NYS Route 12. We have reviewed another project relating to research at the same location. There is an ice cream parlor next door and previously was a deli at the location as well. Mr. Lyons stated the previous project relating to research moved to the Village of Greene. Mr. Lyons didn't think the project would be reviewed because the change of use was very low since it will be another commercial business.

Mr. Owen asked about signage. Mr. Butler stated he thought it would be all on the building.

Mr. Beadle motioned to approve the application with the recommendation to comply with NYSDOT, seconded by Sup. Seneck. Members voted all ayes, motion carried. Mr. Lyons abstained.

15-06 (Town of Guilford) Schlafer Major Subdivision

Sup. Seneck stated the plans for this subdivision have changed a couple of times due to the lot buyers. The subdivision meets the requirements of the town. The road is a seasonal road and there is concern from the town regarding the need to upgrade the road at some point if residences are built on the properties. A public hearing for the project will be held.

Mr. Beadle stated there is at least 50 foot of road frontage on all of the lots.

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

15-07 (Village of Bainbridge) McKown Massage Therapy Variance

Chairman Guinn stated the application is for a site on Juliand Street. A small sign will advertise the hours of the business and will have an arrow to show where the entrance is. Mr. Butler stated he would send it to NYSDOT due to the proximity of NYS 206.

Mr. Owen asked if the neighbors had been notified. Chairman Guinn stated it is a residential area and the school is nearby. Mr. Thomsen asked if there would be sufficient parking. Chairman Guinn stated there is off road parking and the application states there is a 100 foot driveway. Ms. Doing stated parking during the winter on the street could be a challenge. Mr. Beadle stated the sign dimensions do not match their statement saying the sign would not exceed 150 sq. inches.

Sup. Seneck motioned to approve the application with the concerns about the amount of available parking and the actual size of the signage, seconded by Sup. Grace. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 8:35 a.m. until our next meeting on **March 10, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
March 10, 2015

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

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

New Business:

15-08 (Town of Oxford) Schuler Subdivision

Mr. Romahn stated the property is being subdivided with four new lots. They have been notified that any future subdivision will be considered a major subdivision. Chairman Guinn recommended adding this as a comment.

Mr. Romahn stated there is currently a gas well on the property and the new owner also owns gas wells in Pennsylvania. Chairman Guinn asked if it was hooked up to the pipeline. Mr. Romahn stated it is not but they are basically subdividing off land to keep the valuable part of the property which may start to happen more often.

Mr. Romahn stated there will be a public hearing on the application next week.

Mr. Thomsen motioned to approve the application with the recommendation that any future subdivision of the lot should be considered as a major subdivision and to comply with NYS DOT, seconded by Sup. Seneck. Members voted all ayes, motion carried. Mr. Romahn abstained.

15-09 (Town of Columbus) Town of Columbus Windpower Facilities Law

Mr. Butler stated he had compiled comments with Ms. Doing. Mr. Butler read through the comments.

Mr. Scalzo, Town of Columbus Planning Board member, suggested the most recent law had not been submitted and some of the changes had already been made.

Mr. Thomsen motioned to table the application until the most recent law is submitted, seconded by Mr. Romahn. Members voted all ayes, motion carried. Sup. Grace abstained.

15-10 (Town of Guilford) Goodwin Subdivision

Mr. Davis stated the subdivision will have one new lot. The lot will be sold to Mesorahland Campground which is located across the road. The lot will have an additional right-of-way for the lot behind the subdivided parcel. The new lot will be used for additional parking during larger events at Mesorahland.

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

With no further business, the meeting was adjourned at 9:10 a.m. until our next meeting on **April 14, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
April 14, 2015

<u>Members Present</u>		<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn	Paul Thomsen	Shane Butler	Don Meeker
Sup. George Seneck	Perry Owen		Melody Scalfone
Sup. Tom Grace	Bob Davis		
Bruce Beadle	Alex Larsen		

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

New Business:

15-14 (Town of Sherburne) All in Meats Site Plan

Don Meeker, CEO of All In Meats Business Development Inc., and Melody Scalfone, Attorney for All in Meats, were in attendance to talk about the proposal.

Mr. Meeker stated currently 90% of livestock leaves the area and goes to Pennsylvania. This is a direct economic effect in our agriculture. The goal is to be socially responsible and enhance agriculture/farming in the area. Sherburne was the most suitable area based on location and access to utilities. This also reduces the cost of production. Mr. Meeker stated the Sherburne facility would be the hub of the cooked meats but need the processing first. This facility will eventually do co-packing for other stores. The turnaround for livestock should be no more than 8 hours.

Ms. Scalfone stated she practices environmental law in Syracuse and teaches SEQR at ESF. The SEQR has estimates on acreage because this has not been finalized yet. They are looking at three buildings on the north side of the property. The processing would be from the northern building. Only about two acres of land will be disturbed and is a liberal estimate. There will be more water and sewer demand but the Village has stated it will be absorbed within existing capacity.

Mr. Thomsen asked if there were any requirements for storing the animals. Mr. Meeker stated the intention is to construct a CAFO building where the animals will be housed. The intent is to have the animals stored less than 8 hours. The building will be set up so there will be no runoff and all of the solids will be shipped off-site.

Mr. Guinn asked where the rendering will be taken. Mr. Meeker stated the water would be pre-treated and then send to the Village of Sherburne. All of the rendering waste will be picked up by a company out of Pennsylvania who they have worked with previously and feel comfortable with.

Mr. Guinn asked if there was a minimum number of animals a person could bring in. Mr. Meeker stated they would accept one animal. Livestock will also be purchased through auctions and want to integrate local farmers into the business so there is always a supply. Livestock will include cow, sheep, goats and hogs.

Mr. Guinn asked members if they wanted more time to look at the SEQR and asked Mr. Meeker what their time frame was. Mr. Meeker stated their goal is within two years but the sooner the better. They are working with USDA and have started applying for all necessary permits and approvals.

Ms. Scalfone stated most of the concerns have been about odor because of confusion between a slaughterhouse and a rendering plant. The facility will be kept cool to reduce the odor.

Mr. Meeker stated they will be Kosher, Hallal and USDA certified. A Rabbi will be on site to do the blessings as required. These will be scheduled separately.

Mr. Beadle stated it is our responsibility to make comments on whether or not this site plan would be suitable for the community

based on the land use regulations. He does not see any issues and sees this as a benefit to the economy.

Mr. Owen asked if they have spoken with farmers already. Mr. Meeker stated they had. Existing facilities are about six months behind with processing. Farmers don't always know that far ahead of time what animals they will have ready for processing.

Ms. Jones stated the project has support of Supervisor Mastro and the Ag and Farmland Protection Board.

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

15-11 (Town of New Berlin) Sapinski Site Plan

Mr. Butler stated the application is to place a trailer on the property for farm worker housing. A similar application was submitted two years ago and it was recommended the applicant provide proof of farm worker housing as was advised by NYS Ag and Markets.

Mr. Thomsen stated the Town of New Berlin regulations say only one manufactured house can be on a property. There are currently multiple homes on the property already.

Sup. Seneck asked how the Town of New Berlin Planning Board is handling this project. Mr. Thomsen stated they are relatively new members.

Sup. Seneck motioned to approve the application with the recommendation for the applicant to provide proof of employment, such as payment of wages, workers compensation insurance, social security and/or unemployment contributions, as advised by NYS Agriculture and Markets, due to the indication this will be used as Farm Worker Housing, seconded by Sup. Grace. Members voted all ayes, motion carried.

15-12 (Town of Smyrna) Kozianowski Subdivision

Mr. Butler stated they are subdividing a two acre parcel out of a larger piece. The property is on the County/Town border and should notify the Town of Lebanon and Madison County. Mr. Beadle stated he did not see any issues with the subdivision.

Sup. Seneck motioned to approve the application with the recommendation to notify the Town of Lebanon and County of Madison, seconded by Sup. Grace. Members voted all ayes, motion carried.

15-13 (Town of Bainbridge) Hughes Site Plan

Mr. Beadle stated this is next to the NYSDOT garage off of NYS 206 and I-88.

Mr. Thomsen asked what the site would be used for. Mr. Butler stated he had just received the application yesterday and hadn't done any research on it. It could be for fuel or some other sort of pumping station but was not sure.

Sup. Seneck motioned to table the application and ask for more information, seconded by Mr. Owen. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:24 a.m. until our next meeting on **May 12, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
April 28, 2015

Members Present
Ted Guinn Alex Larsen
Perry Owen

Staff Present
Shane Butler

Guests Present

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

New Business:

Old Business:

15-13 (Town of Bainbridge) Hughes Site Plan

Mr. Butler received another set of plans with more detail and sent them to NYSDOT. They have submitted a letter.

Mr. Guinn stated the owner already operates a similar facility but it was flooded previously and they would like to be on higher ground. The current facility is well kept. This would be off the road as well.

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

With no further business, the meeting was adjourned at 8:45 a.m. until our next meeting on **May 12, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
July 16, 2015

15-15 (Town of Guilford) Spreutels Subdivision

Mr. Butler received an application for subdivision from the Town of Guilford. Due to extraordinary circumstances, Mr. Butler emailed all members of the County Planning Board to review the application. The email stated:

To All;

Something a little different because of some unusual circumstances. Due to the Greater Chenango Cares event we are unable to meet to review this. We are going to do this via email. Please review the application and send me any recommendations you have along with a vote of approve or disapprove. Attached is an application from the Town of Guilford for subdivision. The applicant is subdividing 20 feet and it will be attached to the neighbor's property. If you have any questions, feel free to let me know. I will try my best to get back to you as soon as possible.

Thank you!!!! Shane

Responses received back:

1. Mike Flanagan – no objections but I will be honest I can't even read most of it.
2. Tom Grace – I see nothing objectionable in this proposal.
3. Ted Guinn – Ok with me
4. Paul Thomsen – All looks good to me I give it a yes.
5. Paul Romahn – I vote yes if the strip of land is merged with the Spreutels piece. I do not see the county form for the merger.
6. Perry Owen – It seems a simple and generous transfer without any hindrance. I vote for the transfer.

Mr. Owen motioned to approve the application with the recommendation to merge the subdivided piece into the existing lot, seconded by Mr. Romahn. Members voted all ayes, motion carried.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
August 11, 2015

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

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

New Business:

Norwich Pharmaceuticals – Establish Lead Agency

Mr. Steve Craig from Commerce Chenango attended the meeting to request lead agency status.

Mr. Craig indicated Alvogen, the parent company of Norwich Pharmaceuticals, received a permit for a 10,000 sq ft expansion. The expansion includes new utilities for air quality inside the building. In the space where the old utilities were, they will be putting in a fluid bed dryer to dry solid dose medicines which may allow them to add a new type of business production. Alvogen will be asking for a mortgage tax abatement due to the \$26 million capital project. Last time half of the mortgage tax was forgave and will be refinancing again in order to build. The IDA will be entertaining this benefit.

Sup. Seneck motioned to accept the Chenango County IDA as lead agency, seconded by Mr. Romahn. Members voted all ayes, motion carried.

Mr. Butler stated a 239-Review was never performed for the project and should have been based on the parameters.

15-16 (Town of Smyrna) Munch Subdivision

Mr. Romahn stated the parcel would be landlocked. Mr. Butler stated this is all of the information given. The committee suggested sending back the application due to lack of information and the belief it did not meet the requirements of a 239-Review.

15-18 (City of Norwich) Historical Society Sign Variance

Mr. Butler explained that the Historical Society would like to put up a new sign in order to tear down the existing signs to reduce the number on the property.

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

15-19 (Town of Guilford) Revision of Subdivision Regulations

Sup. Seneck stated he spoke with the NYSDOS and technically this does not need to be reviewed because it is considered administrative/managerial changes but wanted to have it reviewed anyways.

Mr. Romahn asked if there is any push back on the 4:1 lot ratio. Sup. Seneck stated there were some but there are enough steps to remediate problems. Mr. Davis stated they added the frequency of subdivisions taking place on a property and now a survey is required for all subdivisions.

With no further business, the meeting was adjourned at 9:12 a.m. until our next meeting on **September 8, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 8, 2015

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

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

New Business:

15-20 (Town of Guilford) Mesorah Subdivision

Mr. Davis stated the subdivision has been revised since its approval in February. The finalized plan was never submitted to the Town Clerk and therefore was never filed. The new plan is to purchase a larger piece of property. The property will be used for parking and possibly trails for walking and horses.

Mr. Flanagan asked if there would need to be an approval if something was going to be built. Sup. Seneck stated only a building permit through Code Enforcement.

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

15-21 (Village of Bainbridge) Comprehensive Plan Revisions

Mr. Davis stated there was an error in the math of their survey. It states 6% responded to the survey and should be 16%. Chairman Guinn stated the plan does not show what was changed. The plan was submitted on Friday and we should have a little more time to review it.

Sup. Seneck motioned to table the application and hold a special meeting on Friday, September 18th at 8:00am, seconded by Sup. Grace. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 8:45 a.m. until our next meeting on **October 14, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 18, 2015

Members Present

Paul Romahn
Perry Owen
Sup. George Seneck

Staff Present

Shane Butler

Guests Present

The meeting was called to order at approximately 8:06 a.m.

Old Business:

15-21 (Village of Bainbridge) Comprehensive Plan Revisions

Mr. Butler stated this had been tabled at the regular meeting to give members more time to read. There were a number of grammatical mistakes which Mr. Butler stated he would add in a separate letter.

Sup. Seneck suggested they look more at the downtown area and have more specific action items for their goals. Mr. Butler asked if they had a plan for annexing land and asked if there is any land to annex. Sup. Seneck stated they would have to get it from the Town of Bainbridge.

Mr. Owen made a motion to approve the revisions with the following comments and recommendations;

- 1. On page 6, bullet 8, sub-bullet 5; “Area through use of brochures...” does not make sense.**
- 2. On page 8, bullet 1; Is there a more specific plan on how an annexation of land would occur?**
- 3. Recommend having more detailed strategies on how to carry out the goals on Page 8. What steps should be taken to accomplish these goals?**

Seconded by Sup. Seneck. Members voted all ayes, motion carried.

New Business:

15-22 (Village of New Berlin) Plante Subdivision

Mr. Butler stated there was some confusion with this application. The application is from the Town of New Berlin but the property is wholly within the Village of New Berlin and is not within 500 feet of the border. Mr. Butler attempted to find out the circumstances but was unable to.

Mr. Butler stated the subdivision will be made and then the purchasing property owner will merge it with an existing property. No new lots would be created. NYSDOT was sent the application but did not feel it needed to be reviewed because no new driveway would be included.

Mr. Romahn stated the lot is already land locked. Mr. Butler stated the other parcel is not.

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

With no further business, the meeting was adjourned at 8:45 a.m. until our next meeting on **October 14, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
October 14, 2015

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

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

New Business:

15-23 (Town of Guilford) Haggerty Subdivision

Sup. Seneck stated the property is being subdivided along the road. Mr. Beadle stated there is a lot of acreage on the other side of the road.

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

15-24 (Town of Guilford) Wilkinson Subdivision

Sup. Seneck stated they are subdividing the lot in the middle of the parcel. This is between a mother and her daughter. The parcel will have a right of way. Mr. Lyons asked if there was enough property for a well and septic. Mr. Butler stated these are existing. NYS regulations basically tell you to do the best you can with what you have. Chairman Guinn stated there should be plenty of space.

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

15-25 (Town of Oxford) Seiler Variance

Chairman Guinn stated they will be pouring a concrete slab and building a 2-story workshop. Mr. Romahn stated the Town of Oxford regulations stated the building must be 20 feet from the property line but County Codes requires 10 feet. Chairman Guinn stated the parcel is surrounded by trees and should have no effect on the neighboring property.

Mr. Beadle motioned to approve the application, while recognizing the conflict with Town law, we have no concerns, seconded by Sup. Grace. Members voted all ayes, motion carried.

15-26 (Town of Smyrna) Bays Subdivision

Mr. Butler stated the application is to subdivide approximately 3.4 acres from the corner of the lot. A driveway will be placed to allow access to the field behind instead of using the same driveway as the house and 3.4 acres.

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

15-27 (Town of New Berlin) Gulley Site Plan

Mr. Butler stated Opportunities for Chenango has a program where they replace older mobile homes with a new one. The trailer will

be relatively the same size and on the same footprint. Sup. Grace asked where this was located. Mr. Butler stated it is on NYS Route 8. NYSDOT had no concerns with the project.

Sup. Seneck motioned 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 9:06 a.m. until our next meeting on **November 10, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
November 10, 2015

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

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

New Business:

15-28 (Town of Norwich) Ballard Subdivision

Chairman Guinn stated the applicant is subdividing a piece of property to deed over to the son. The rest of the property is being kept by the applicant. The Town of Norwich does not have any concerns about the application.

Mr. Owen asked where the property was located. Chairman Guinn stated it is across from the Auto repair shop.

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

15-29 (Town of Bainbridge) Wilson Site Plan

Mr. Butler stated the application was received yesterday and did not get a chance to obtain additional information. The applicant has already opened an antique store on the property. The application does not state what is being added. Mr. Butler sent the application to NYSDOT to make them aware.

Chairman Guinn recommended tabling the application until more information is provided.

Mr. Romahn motioned to table the application until next meeting, seconded by Mr. Lyons. Members voted all ayes, motion carried.

With no further business, the meeting was adjourned at 9:06 a.m. until our next meeting on **December 8th, 2015**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
November 24, 2015

Members Present

Ted Guinn
Chris Lyons
Perry Owen

Paul Romahn
Paul Thomsen

Staff Present

Shane Butler

Guests Present

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

New Business:

15-29 (Town of Bainbridge) Wilson Site Plan

Mr. Butler talked with the Town of Bainbridge and the application is a little backwards. They have already placed the sign and done renovations to the one structure. They have built a porch on the home and installed a moveable sign. NYSDOT has been notified.

Chairman Guinn stated the sign will not be lit.

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

15-30 (Town of New Berlin) Beckert Subdivision

Mr. Butler stated the applicant would like to subdivide three acres from a 33 acre piece. The property will be transferred to the applicant's son.

Mr. Thomsen stated it is south of South New Berlin at the former Button farm. It has been subdivided previously.

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

15-31 (Town of Greene) Raymond Site Plan

Mr. Lyons stated the site is located by the Berean Bible Church on NYS Route 12. The application is to expand the warehouse by 30 ft x 50 ft and will include a 20 ft second floor. There will also be two additional truck bays and additional parking. The site will have a fire lane all the way around the building. All lighting will be faced down on the property. The storm water runoff will either be going into a dry well system or through a pipe across NYS Route 12. They would need to acquire a ROW to install a pipe. An archeological study won't be needed because all of the ground at the site has already been disturbed during previous development.

Mr. Butler will send the application to NYSDOT for their review.

Chairman Guinn suggested recommending keeping all storm water on the same property and to apply for a SPDES permit.

Mr. Romahn motioned to approve the application with the recommendation to have all lighting faced down, obtain a SPDES permit and to comply with NYSDOT, and encouraging to keep all storm water on the same property, seconded by Mr. Owen. Members voted all ayes, motion carried. Mr. Lyons abstained.

15-32 (Town of Greene) Oliveiri Site Plan

Mr. Lyons stated the applicant would like to turn the former Greene Fitness building into a banquet hall. There will be no major changes to the building and no additional light or signage. No food will be prepared on site and will be brought by Nathaniel Greene's Publike House. The site is on the Village of Greene border.

Chairman Guinn stated the Town would need to notify the Village of the application. He stated there must be an occupancy limit by Code Enforcement. Mr. Lyons stated there aren't any sprinklers in the building.

Mr. Romahn 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 8:50 a.m. until our next meeting on **January 12th, 2016.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
December 16, 2015

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

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

New Business:

15-33 (Town of Norwich) Barnes Subdivision

Mr. Butler stated the property is on County Road 33.

Mr. Thomsen stated it looks like the parcel has a house and a shed on it. Mr. Beadle stated there is already a driveway and the property has plenty of road frontage.

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

15-34 (Town of Guilford) Giordano Subdivision

Mr. Butler stated the property is being subdivided and believes it will be sold to another Amish family. Mr. Owen stated he thinks it's great the Amish are buying the properties. They are hard working. Sup. Grace stated they also pay land taxes. Mr. Butler stated they are using a lot of land that hasn't been in production for years.

Mr. Butler stated the original map was incorrect. The property is across the road. Mr. Beadle stated there is a lot of road frontage.

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

With no further business, the meeting was adjourned at 8:40 a.m. until our next meeting on **January 12th, 2016.**