

239 Review Committee 2020 Meeting Minutes

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SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
January 14, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Bob Davis Steve Palmatier Alex Larsen Sup. George Seneck Paul Thomsen	Corey Katusha Shane Butler	Karol Kacinski Canice Paliotta

The meeting was called to order at approximately 8:43am.

New Business:

20-01 (T. Guilford) Teoli Subdivision

Mr. Davis explained the 99.23 acres lot is subdividing off 3.5 acres for a one room school house. The school will be for the local Amish population.

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

With no further business, the meeting was adjourned at 8:47am until the next meeting **February 11, 2020.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
March 10, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn Sup. George Seneck Bob Davis Alex Larsen Perry Owen Sup. Tom Grace Michael Flanagan Paul Romahan	Corey Katusha Shane Butler	Karol Kacinski Canice Paliotta Roger Barrows

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

New Business:

20-03 (T. Smyrna) Bays Subdivision

Mr. Guinn stated that the applicant was looking to subdivide 97.70 and 47.23 acres off of a larger 318.68 acre parcel.

Sup. Grace made a motion to approve the Bays Subdivision with no concerns or comments. Seconded by Sup. Seneck. Members all voted ayes, motion carried.

20-4 (T. New Berlin) Brooks Subdivision

Mr. Guinn stated that the applicant is subdividing +/- 3.2 acres around a small pond on the property.

Sup. Grace made a motion to approve the Bays Subdivision with no concerns or comments. Seconded by Sup. Seneck. Members all voted ayes, motion carried.

20-5 (T. New Berlin) Gardner Subdivision/Dollar General Site Plan

Mr. Guinn stated that the applicant would be subdividing off +/- 2 acres to develop a Dollar General Retail Store. Members discussed the possibility of traffic issues at the projects location.

Sup. Grace made a motion to approve the Gardner Subdivision/Dollar General Site Plan with the following recommendations:

- All lighting be baffled down to reduce glare/light pollution

- All necessary permits are obtained prior to construction
- Follow the comments of NYSDOT

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

With no further business, the meeting was adjourned at 9:20am until the next meeting March 10, 2020.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
March 10, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn Sup. George Seneck Bob Davis Alex Larsen Perry Owen Sup. Tom Grace Michael Flanagan Paul Romahan	Corey Katusha Shane Butler	Karol Kacinski Canice Paliotta Roger Barrows

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

New Business:

20-06 (T. Greene) Tractor Supply Site Plan

Mr. Guinn stated that Tractor Supply is looking to open a new store in Greene on the same lot as the Great American on S. Chenango Street. The building will be approximately 19,100 sqft. Mr. Romahan asked if a traffic study was necessary for the store. Members felt that given the surrounding businesses traffic would not be impacted.

Mr. Romahan made a motion to approve the Tractor Supply Site Plan with comment that all lighting be faced down to reduce glare. Seconded by Sup. Grace. Members all voted ayes, motion carried.

20-7 (T. Greene) Chenango River Theater Site Plan

Mr. Guinn stated that the Chenango River Theater is looking to update its sign by NYS Hwy 12 and on the front of the building. Mr. Katusha stated that NYSDOT has not sent comments back yet.

Sup. Seneck made a motion to approve the Chenango River Theater Site Plan with comments to comply with NYSDOT comments. Seconded by Sup. Grace. Members all voted ayes, motion carried.

20-8 (T. Greene) On Common Grounds Site Plan

Mr. Guinn stated that the On Common Grounds Coffee shop is relocating in order to make room for the new Tractor Supply building. The coffee shop will be located in front of the Great American.

Mr. Romahan made a motion to approve the Tractor Supply Site Plan with comment that all lighting be faced

down to reduce glare. Seconded by Sup. Grace. Members all voted ayes, motion carried.

Mr. Butler shared a letter he received from the FAA regarding consideration for the Lt. Warren Eaton airport and it's flight path when reviewing projects in its vicinity.

With no further business, the meeting was adjourned at 8:56am until the next meeting **April 14, 2020**.

April 2020 Meeting Minutes – No Session due to Covid-19

May 2020 Meeting Minutes – No Session due to Covid-19

June 9, 2020 Meeting Minutes

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
June 9, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn Sup. George Seneck Bob Davis Kerri Green Perry Owen Sup. Tom Grace Michael Flanagan Paul Thomsen Steve Palmatier	Corey Katusha Shane Butler Rena Doing	

The meeting was called to order at approximately 9:15 am.

New Business:

20-10 (T. Norwich) Franklin Land Associates Site Plan

Mr. Guinn stated that Franklin Land Associates are looking to develop a retail store on NYS Route 12 in the Town of Norwich. The retail store is likely going to be a Dollar General. Mr. Katusha stated that comments had been received by NYSDOT.

Mr. Thomsen made a motion to approve the Franklin Land Associates Site Plan with comments that all lighting be faced down to reduce glare and to comply with NYSDOT comments. Seconded by Sup. Seneck. Members all voted ayes, motion carried.

With no further business, the meeting was adjourned at 9:21am until the next meeting **July 14, 2020.**

SUMMARY OF MINUTES
 Meeting of the 239-Review Committee
 Chenango County Planning & Development Board
 July 14, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn Sup. George Seneck Bob Davis Kerri Green Perry Owen Sup. Tom Grace Michael Flanagan Paul Thomsen Steve Palmatier Paul Romahn	Corey Katusha Shane Butler Rena Doing	

The meeting was called to order at approximately 9:24 am.

New Business:

20-11 (V. Sherburne) Waste Water Treatment Plant Upgrades

Mr. Guinn stated that the Village of Sherburne is upgrading its aging water treatment plant in order to maintain a SPDES permit.

Mr. Palmatier made a motion to approve the Village of Sherburne Waste Water Treatment Plant Site Plan. Seconded by Mr. Owen. Members all voted ayes, motion carried.

20-12 (T. Guilford) Galleazzi Subdivision

Mr. Guinn stated that the applicant is looking to subdivide a 4.6 acre parcel into 2.5 acre and 2.1 acre parcels. The project is located on NYS Hwy 8 and NYSDOT comments have been received.

Mr. Romahn made a motion to approve the Galleazzi Subdivision with NYSDOT comments. Seconded by Mr. Palmatier. Members all voted ayes, motion carried. Mr. Davis and Sup. Seneck abstained.

20-13 (T. Norwich) Tiffany Subdivision

Mr. Guinn stated that the applicant is subdividing the property for construction of a solar facility on the remaining 69.74 acres. Mr. Katusha clarified that the board is only reviewing the subdivision. The site plan was approved by the board last year. Mr. Flanagan asked if a glare study had been done or comments by the FAA have been received due to the projects proximity to the Lt. Warren Eaton Airport. Ms. Green stated that the company developing the project has asked the local IDA for a PILOT (Payment In-Lieu of Taxes) and the FAA has been contacted for comments. No comments had been received at this time. Mr. Katusha stated NYSDOT

comments have not been received at this time.

Mr. Flanagan made a motion to approve the Tiffany Subdivision with NYSDOT comments. Seconded by Sup. Senek. Members all voted ayes, motion carried. Mr. Guinn abstained.

20-14 (T. Norwich) Barnes Subdivision

Mr. Guinn stated that the applicant is splitting the property into 7.4 acre and 14.1 acre parcels.

Sup. Senek made a motion to approve the Barnes Subdivision. Seconded by Mr. Romahn. Members all voted ayes, motion carried. Mr. Guinn abstained.

20-15 (T. Columbus) Solar Local Law

Sup. Grace stated the Town of Columbus is looking to ensure that the development of Solar facilities is done responsibly. Currently there are no proposed projects in the Town. Mr. Katusha stated that the Planning Department had some comments regarding spelling and clarification. Mr. Butler stated what the comments were (a full list of comments is available in the Planning Office). Sup. Senek asked if a public hearing has been held for the law and if the Town's Attorney reviewed the law. Sup. Grace stated that a public hearing was held on Thursday July 9th and that the Town's Attorney had reviewed the law. Mr. Guinn asked if there were any public comments. Sup. Grace stated that there were none.

Sup. Senek made a motion to approve the Town of Columbus Solar Local Law with the comments from the Planning Department. Seconded by Mr. Davis. Members all voted ayes, motion carried. Sup. Grace abstained

20-16 (T. Smyrna) Graves Subdivision

Mr. Guinn stated that the applicant is subdividing off a 1.25 acre parcel that a house is on.

Mr. Flanagan made a motion to approve the Graves Subdivision. Seconded by Mr. Owen. Members all voted ayes, motion carried.

With no further business, the meeting was adjourned at approximately 9:42 am until the next meeting **August 11, 2020.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
August 11, 2020

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

The meeting was called to order at 9:24 am.

New Business:

(20-17) T. Guilford Subdivision: family deeding large parcel of land to another family member. Determined no issue with subdivision regulations. Advised family to pay back taxes totaling \$ 12,000.

(20-18) T. Guilford Subdivision: 1.46 acre from large parcel deeded by one family member to another. No questions or concerns.

(20-19) V. Bainbridge: Two family house converted to three family residence on State Hwy. NYSDOT was notified of change, no response NYSDOT or concerns.

Members all voted ayes, motions carried.

With no further business, the meeting was adjourned at 9:45 am.
Next meeting **September 8, 2020.**

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
September 9, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn Sup. George Seneck Bob Davis Kerri Green Perry Owen Mike Flanagan Paul Thomsen Paul Romahn Steve Palmatier	Corey Katusha Shane Butler Rena Doing	

The meeting was called to order at 9:24 am.

New Business:

(20-21) (Town of Columbus) Reynolds Subdivision

This is a two lot subdivision on New Turnpike Road. The parcel is plus or minus 60 acres.

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

(20-22) (Town of Pitcher) Liddle Subdivision

This is a minor subdivision in the shape of a triangle. Has plenty of road frontage.

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

(20-23) (Town of New Berlin) Austin Subdivision

The subdivision will have 264 foot of road frontage but becomes a flag lot. Mr. Thomsen stated they did not include a survey which is required by the Town of New Berlin for an application. They also did not include a SEQR.

Mr. Flanagan suggested tabling the application until further information could be received. This will clear up confusion on the maps as well.

Mr. Romahn made a motion to table the application and ask for a survey and a SEQR, seconded by Mr. Davis. Members voted all ayes, motion to table carried.

With no further business, the meeting was adjourned at 9:45 am.
Next meeting **October 14, 2020**.

SUMMARY OF MINUTES
Meeting of the 239-Review Committee
Chenango County Planning & Development Board
October 14, 2020

<u>Members Present</u>	<u>Staff Present</u>	<u>Guests Present</u>
Ted Guinn Sup. George Seneck Bob Davis Kerri Green Sup. Grace Paul Romahn Michael Flanagan Paul Thomsen Steve Palmatier Sally Chirlin	Shane Butler Rena Doing	Bruce Beadle

The meeting was called to order at approximately 9:30 a.m.

New Business:

20-23 (T. New Berlin) Austin property subdivided property into two parcels: 53 acre and 93acre, map provided. Motion to approve: Sup. Seneck, second Mr. Davis. Approved.

20-24 (T. Oxford) Yoder property merging small parcel back into original large parcel. Basically, a lot line adjustment. Motion Sup. Seneck, second Mr. Thomsen. Approved

20-25 (T. Norwich) Lewis property. Mr. Lewis wants to sell east side property on NYS 23W. No concerns with T. Norwich Planning. Send to NYSDOT. Motion Bob Davis, second Sup. Seneck. Approved. Mr. Guinn abstained.

20-26 (T. Norwich) Rowe Farm. Selling 3 lots on County Rte. 3, 8.4 acres and 29 acres across road. No survey. Ag. District and County Rd. Need survey before filing. Motion Sup. Seneck, second Bob Davis. Approved with condition of survey. Mr. Guinn abstained.

20-27 (T. Norwich) Alterne Property. Mr. Beadle spoke on behalf of property owner. Property vacant land for 14 years. Keeping 90 ft. strip of land along north side to attach to subdivided properties along side and back. Considering a road to access 90acre for development. Motion Mr. Romahn, second Sup. Seneck. Approved pending NYSDOT comments. Mr. Guinn abstained.

20-28 (T. Norwich) Renewable Energy Law, similar to T. Guilford law to address Wind/Solar. Neg. Declaration on SEQR. Motion: P. Thomsen, second Sup. Seneck. Approved. Mr. Guinn abstained.

20-29 (T. Smyrna) Absher Subdivision. Dividing off .061 acre of land in Ag. District. Motion Mr. Flanagan,

second Sup Seneck. Approved.

20-30 (T. Greene) Energy Emergency. Installation of lights on Emergency Building. Site Plan review request for change of building use. Motion Sup. Seneck, second Mr. Thomsen. Approved with condition.

20-31 (T. Guilford) Dennis property, NYS 8 area, breaking off 5 acres for house. Will send to NYSDOT. Roadside is above Floodplain. Motion: Mr. Romahn, second Mr. Flanagan. Approved with condition contact NYSDOT. Sup. Seneck and Mr. Davis abstained.

20-32 (T. Guilford) Haggerty property, splitting in half for family, 1.06 acres. Sending to NYSDOT. Motion: Mr. Thomsen, second Mr. Palmatier. Approved with condition contact NYSDOT. Sup. Seneck and Mr. Davis abstained.

2033 (T. Guilford) Hershberger property, simple sub-division on Wahlberg Rd. Ag District 49.7 acre, ~52 acres divided along road. Motion: Mr. Thomsen, second Mr. Palmatier. Approved

2034 (T. Guilford) Giodano property. Owner subdividing to get money to pay taxes. Motion: Mr. Palmatier, second Mr. Thomsen. Motion approved. Mr. Davis and Sup. Seneck abstained.

General Information:

T. German advised they will be Lead Agency for a Town Solar project.

Opportunities for Chenango notified they are having a Public Hearing to change sign.

With no further business, the meeting was adjourned at 10:00 a.m.