

# 239 Review Committee 2021 Meeting Minutes

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SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
January 12, 2021

| <u>Members Present</u>  | <u>Staff Present</u>            | <u>Guests Present</u> |
|---|---------------------------------|-----------------------|
| Ted Guinn<br>Sup. George Seneck<br>Bob Davis<br>Kerri Green<br>Sup. Grace<br>Paul Romahn<br>Michael Flanagan<br>Paul Thomsen<br>Steve Palmatier<br>Perry Owen | Shane Butler<br>Colleen Bradley |                       |

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

**New Business:**

**20-38 (T. Norwich) Evans Subdivision**

Mr. Guinn stated that the property is to be subdivided into two parcels: 7.5+ acres from a 48+ acre lot, map provided. The project is located on NYS Route 23, NYSDOT comments have been received. Motion Mr. Thomsen, second Mr. Palmatier. Approved. Mr. Guinn abstained.

**21-1 (T. Norwich) Barnes Subdivision**

Mr. Guinn stated that property is to be subdivided into two parcels: 96.815 acres and 61.070 acres with total road frontage of 340.79 ft, map provided. Motion Mr. Thomsen, second Mr. Palmatier. Approved. Mr. Guinn abstained.

**General Information:**

With no further business, the meeting was adjourned at 9:45 a.m.

SUMMARY OF MINUTES  
 Meeting of the 239-Review Committee  
 Chenango County Planning & Development Board  
 February 9, 2021

| <u>Members Present</u>  | <u>Staff Present</u>            | <u>Guests Present</u> |
|---|---------------------------------|-----------------------|
| Ted Guinn<br>Steve Palmatier<br>Bob Davis<br>Kerri Green<br>Sup. Grace<br>Paul Romahn<br>Michael Flanagan<br>Paul Thomsen | Shane Butler<br>Colleen Bradley |                       |

The meeting was called to order at approximately 9:33 a.m.

**New Business:**

**21-2 (T. Guilford) Reyes Subdivision**

Mr. Davis stated that this is a simple subdivision in which the property is to be subdivided into two parcels, a 3.399-acre parcel from the existing 9.14-acre lot for sale to the adjoining neighbor. Mr. Davis stated there were no concerns. Mr. Guinn asked if there were any questions. Motion Mr. Romahn, second Mr. Thomsen. Approved.

**21-3 (T. Oxford) Gray Subdivision**

Mr. Guinn stated that the 110-acre plot is to be split into 89.023-acres, 12.803-acres, 8.532-acres, and 3.665-acres for family members. Mr. Romahn stated that they wanted to use the right-of-way for a driveway for the 3.665-acre lot and donate it to the town in the future, but the town would not want it. Mr. Romahn stated that it is on the Oxford town line of Oxford and Guilford. Mr. Guinn concluded that the circle driveway belongs to the 89.023-acre plot. Mr. Romahn stated that the house is in the 89.023-acre plot and NYSEG poles are planned to be built up along the driveway to the house. Mr. Guinn asked if there were any questions. Motion Mr. Palmatier, second Mr. Davis.

**21-4 (T. Greene) PGC Products Fulfillment Center Site Plan**

Mr. Guinn stated that this company is going to drop kitty litter in Greene in bulk and then ship it from this building. Mr. Palmatier stated that this company has previously looked at this area to manufacture kitty litter. Mr. Guinn stated that this will create 3-4 jobs and asked if there is any discussion. Motion Mr. Romahn, second Mr. Palmatier.

**21-5 (T. Greene) Greene Community Solar Project Site Plan**

Mr. Guinn, Mr. Palmatier, and Mr. Butler confirmed the location of the project in Greene. Mr. Davis asked if this has already been through the Greene Planning Board, Mr. Butler confirmed that are the ones who sent it and that the public hearing is on February 22, 2021. Mr. Butler stated that it is 30.29-acre property. Mr. Flanagan asked what the megawatt capacity is, Mr. Butler confirmed 5.0 MW. Mr. Guinn asked if there was any

discussion. Mr. Davis inquired about NYSDOT comments. Mr. Guinn stated motion approval contingent on NYSDOT comments. Motion Mr. Thomsen, second Mr. Davis.

**21-6 (T. Smyrna) Bays Subdivision**

Mr. Guinn stated that this subdivision is approximately 20 acres off an existing 42.98-acre parcel for a neighbor and Mr. Butler confirmed the new parcel has road access. Mr. Guinn asked for any discussion. Motion Mr. Davis, second Mr. Romahn.

**21-7 (V. Bainbridge) Rooming House Use Variance**

Mr. Guinn stated that the apartment building will be a rooming house located off State Route 206. Mr. Romahn questioned what room there would be for parking and Mr. Guinn stated that off-street parking spaces are a concern, and it is contingent on NYSDOT. Mr. Butler confirmed that there is a driveway that wraps to the back of the house and there is sufficient room for parking behind the house. Mr. Guinn stated the motion would be to approve with concerns regarding parking contingent upon NYSDOT. Motion Mr. Romahn, second Mr. Flanagan.

**General Information:**

With no further business, the meeting was adjourned at 9:51 a.m.

SUMMARY OF MINUTES  
 Meeting of the 239-Review Committee  
 Chenango County Planning & Development Board  
 March 9, 2021

| <u>Members Present</u>  | <u>Staff Present</u>            | <u>Guests Present</u> |
|---|---------------------------------|-----------------------|
| Ted Guinn<br>Steve Palmatier<br>Bob Davis<br>Kerri Green<br>Sup. Grace<br>Paul Romahn<br>Michael Flanagan<br>Paul Thomsen | Shane Butler<br>Colleen Bradley |                       |

The meeting was called to order at approximately 9:33 a.m.

**New Business:**

**21-8 (V. Bainbridge) DeClue Area Variance**

Mr. Guinn stated that the location is on Route 7 and there is a zoning law that anything less than 8 feet from the porch must be reviewed and there are no objections by the neighbors. This application already went through the local board. Mr. Guinn asked if there were any questions. Motion Mr. Romahn, second by Mr. Davis. All members voted ayes.

**21-9 (V. Afton) Ongees Takeout Site Plan**

Mr. Guinn stated that this location is on the corner of Route 7 and 41, this location will be opened back up as a takeout only restaurant. Mr. Guinn covered that there is already parking at the location. Mr. Guinn asked if there were any questions. Mr. Thomsen asked what NYSDOT commented, Ms. Bradley stated that she received the application a couple days before and have not heard back from NYSDOT. Mr. Guinn stated motion to approve contingent on NYSDOT comments. Motion Mr. Thomsen, second by Mr. Romahn. All members voted ayes.

**21-10 (T. Bainbridge) Berean Bible Church Site Plan**

Mr. Guinn stated that this is located on County Route 39. Mr. Guinn asked which sign in the application was the one they were using. Ms. Bradley stated that they included multiple ground level examples of what they intended to have their sign look like. Mr. Butler stated that this project was submitted late because it was started without going to the local board and then the local board told them that they still needed this reviewed. Mr. Guinn asked if there were any questions. Motion Mr. Davis, second by Mr. Palmatier. All members votes ayes.

**General Information:**

With no further business, the meeting was adjourned at 9:38 a.m.

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
April 13, 2021

| <u>Members Present</u>   | <u>Staff Present</u>            | <u>Guests Present</u> |
|--|---------------------------------|-----------------------|
| Ted Guinn<br>Steve Palmatier<br>Bob Davis<br>Paul Thomsen<br>Paul Romahn<br>Michael Flanagan | Shane Butler<br>Colleen Bradley |                       |

The meeting was called to order at approximately 9:45 am.

**New Business:**

**21-11 (T. Norwich) A. Evans 23&Wells Subdivision**

Parcel D will be sold to those who own the homestead. Parcel B is currently unbuildable due to land use regulations and road access. Mr. Guinn stated he will be meeting with the landowner. Ms. Bradley stated that NYS DOT had the same comments as they had in the past on this property. Mr. Guinn asked if there was any further discussion. Motion Mr. Romahn, second by Mr. Thomsen. All members voted ayes.

**21-12 (T. Norwich) A. Evans Wells Subdivision**

Subdivision that the owner wants to use for hunting, the Town has no concerns. Mr. Guinn asked if there was any further discussion. Motion Mr. Davis, second by Mr. Palmatier. All members voted ayes.

**21-13 (T. Guilford) Bechtold Subdivision**

This is located on a town road and breaking off 5 acres off an existing parcel an add to it to an adjoining parcel. Mr. Guinn asked if there was any further discussion. Motion Mr. Romahn, second by Mr. Palmatier. All members voted ayes.

**21-14 (T. Guilford) D. Ives Subdivision**

The property is about 10 acres and being subdivided from an existing parcel. Mr. Guinn asked if there was any further discussion. Motion Mr. Flanagan, second by Mr. Palmatier. All members voted ayes.

**21-15 (T. Smyrna) R. Cole Subdivision**

A subdivision of 27.483 acres out of an existing 222+ acres. It was discussed that the right-of-way is accepted. Mr. Guinn asked if there was any further discussion. Motion Mr. Flanagan, second by Mr. Palmatier. All members voted ayes.

#### **21-16 (T. Smyrna) T&P Davis Subdivision**

The subdivision is in the 100-year flood zone and is off NYS 80. Mr. Guinn asked if there was any further discussion. Motion Mr. Romahn, second by Mr. Davis to approve contingent upon NYSDOT comments. All members voted ayes.

#### **21-17 (T. New Berlin) New Berlin Group, LLC Subdivision**

Mr. Guinn stated this subdivision is 24.396 acres out of 193 acres which includes the proposed right-of-way which connects to a driveway. Mr. Guinn asked if there was any further discussion. Motion Mr. Davis, second by Mr. Palmatier. All members voted ayes.

#### **21-18 (T. Greene) Aleut Electric Site Plan**

The electric warehouse is a 100x40 and is looking to add a 43x15 office space onto it. Mr. Guinn asked if there was any further discussion. Motion Mr. Davis, second by Mr. Palmatier. All members voted ayes.

With no further business, the meeting was adjourned at 10:06 am.

SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
May 11, 2021

| <u>Members Present</u>  | <u>Staff Present</u>            | <u>Guests Present</u> |
|---|---------------------------------|-----------------------|
| Ted Guinn<br>Steve Palmatier<br>Bob Davis<br>Paul Thomsen<br>Paul Romahn<br>Kerri Green | Shane Butler<br>Colleen Bradley |                       |

The meeting was called to order at approximately 10:12 am.

**New Business:**

**21-19 (T. Coventry) Solar and Wind Moratorium Local Law Zoning Text Change**

Mr. Guinn stated that Town of Coventry is reworking their local laws regarding solar and wind, and that the Town has contact both Mr. Guinn and Mr. Butler for information about how other towns have proceeded with solar and wind projects. Ms. Green asked will the moratorium pause all motions on present projects, Mr. Butler stated that this will just pause the project for 6 months while the local laws are being reworked. Mr. Guinn asked the board if there are any county concerns. Mr. Thomsen moved, seconded by Mr. Romahn. All members voted ayes.

With no further business, the meeting was adjourned at 10:17 am.



SUMMARY OF MINUTES  
Meeting of the 239-Review Committee  
Chenango County Planning & Development Board  
June 8, 2021

| <u>Members Present</u>  | <u>Staff Present</u>            | <u>Guests Present</u> |
|---|---------------------------------|-----------------------|
| Steve Palmatier<br>William Wagner<br>Bob Davis<br>Paul Thomsen<br>Paul Romahn<br>Kerri Green<br>Zach Meseck | Shane Butler<br>Colleen Bradley |                       |

The meeting was called to order at approximately 9:20 am.

**New Business:**

**21-20 (T. Smithville) Piscitelli Subdivision**

Mr. Butler stated that this is a subdivision of a 31 acre parcel into three lots, and it conforms will Site Plan Review laws of Smithville and there are no concerns from the Town. Mr. Davis asked for any questions and comments. Mr. Romahn moved seconded by Ms. Green to approve. All members voted ayes.

**21-21 (T. Oxford) Gray Subdivision**

Mr. Romahn stated that this is a subdivision and a merge to move the property line so the parcel can be easier to sell in the future, and the Town of Oxford has no concerns. Mr. Thomsen asked about road access to the parcels and Mr. Romahn stated that all have adequate road access. Mr. Palmatier moved seconded by Mr. Meseck to approve contingent upon NYSDOT comments. All members voted ayes.

**21-22 (T. Coventry) NSF Coventry Site 2, 3 LLC**

Norbut Energy was present for the call so that stated that this project is two 5 MW solar farms side by side, they hope to have the project completed in 2022. Mr. Davis confirmed with Norbut that Coventry no longer will be implementing a moratorium. Mr. Romahn asked and Norbut confirmed that the total acreage of the project is 62 acres, and the total parcel is 201 acres. Mr. Butler asked and Norbut answered that this is the only project that Norbut has in Chenango but has projects in surrounding counties such as Tioga. Mr. Butler stated that the Planning Dept. has received NYSDOT comments and will be sent to the town with decision from today. Mr. Butler asked if there is a decommissioning plan and Norbut stated yes that the plan is approximately for a 25-to-40-year span. Mr. Davis asked for any questions and comments. Mr. Thomsen moved seconded by Mr. Palmatier to approve contingent upon NYSDOT comments. All members voted ayes.

### **21-23 (T. Smyrna) Bays Subdivision**

Mr. Butler stated that this is a subdivision of a 44.51-acre piece from a 244.14 parcel and it has road access. Mr. Davis asked for any questions and comments. Mr. Thomsen moved seconded by Mr. Palmatier to approve. All members voted ayes.

### **21-24 (V. Bainbridge) Artisan Sheds Special Use Permit**

Ms. Bradley stated this is a special use permit for a retail store and open market. Ms. Bradley stated that it was sent to NYSDOT, a letter has not been received back yet. Mr. Davis asked for any questions and comments. Ms. Green moved seconded by Mr. Palmatier to approve contingent upon NYSDOT comments. All members voted ayes.

With no further business, the meeting was adjourned at 9:32 am.

SUMMARY OF MINUTES  
Meeting of the 239 – Review Committee  
Chenango County Planning & Development Board  
July 13, 2021

| <u>Members Present</u>  | <u>Staff Present</u>           | <u>Guests Present</u> |
|---|--------------------------------|-----------------------|
| Paul Rohman<br>Bob Davis<br>William Wagner<br>Paul Thomsen<br>Michael Flanagan<br>Steven Palmatier<br>Ted Guinn | Shane Butler<br>Allison Yacano |                       |

The meeting was called to order at approximately 9:06 a.m.

**New Business:**

**21-25: Norbut Subdivision (T. Coventry)**

- The 239 Review Application for the Norbut Subdivision was withdrawn.

**21-26: Sutter Subdivision (T. Smyrna)**

- Located on Beaver Meadow Road in the Town of Smyrna, this is a subdivision of an 8.617-acre piece from a 78.617-acre parcel. Mr. Davis asked for any questions and comments. Mr. Thomsen moved seconded by Mr. Flanagan to approve. All members voted ayes.

**21-27: Greene Site Plan (T. Smithville)**

- Mr. Davis stated that this is a Site Plan to construct a 1 family, ranch style home in the Town of Smithville. The two lots are owned by the same owner. Mr. Butler stated that the Site Plan has been approved by the Town of Smithville. The construction of the home will also include a driveway extending from County Road 2 up to the home. Mr. Davis moved seconded by Mr. Romahn contingent upon driveway permit from Chenango County.

**21-28: Delaware River Solar Site Plan (T. Afton)**

- Mr. Butler stated that this site is a Site Plane to construct a Solar Facility located in the Town of Afton. Mr. Thomsen moved seconded by Mr. Davis. All members voted ayes.

With no further business, the meeting was adjourned at 9:42 a.m.

Summary of Minutes  
Chenango County Planning and Development Board  
August 10, 2021

| <u>Members Present</u>   | <u>Staff Present</u>   | <u>Guests Present</u> |
|--|--|-----------------------|
| Kerri Green<br>William Wagner<br>Zach Meseck<br>Bob Davis<br>Paul Thomsen<br>Steven Palmatier<br>Paul Romahn | Shane Butler, Director<br>Allison Yacano, Planner<br>Matt Gladstone, Planner |                       |

The meeting was called to order at approximately 9:04 a.m.

**New Business:**

**21-29: Hosier Subdivision (T. Afton)**

The project is located on County Route 39 in the Town of Afton. The applicant would like to Subdivide an existing 7-acre parcel that is mostly in the flood zone. Mr. Guinn moved, seconded by Mr. Davis. All members voted yes.

**21-30: Wilson Site Plan (T. Greene)**

Applicant is looking to install a non-lit sign on an existing barn. The barn is located on State Highway 206. The New York State Department of Transportation was notified, and they stated that they would bring it up at their meeting on 8/19/2021. Mr. Guinn moved, seconded by Mr. Davis. All members voted ayes.

**21-31: Nexus Site Plan (T. Afton)**

Nexus Renewable Inc. is looking to build a ground mounted photovoltaic solar facility at 151 Caswell St. Afton NY. The applicant would be clearing the area, cutting down trees and filling in wetlands to install the solar field. Mr. Davis moved with Zack Meseck seconding the proposed action contingent upon the comments from the New York State Department of Transportation. All members voted ayes.

With no further business, the meeting was adjourned at 10:07 a.m.

Summary of Minutes  
Chenango County Planning and Development Board  
September 14, 2021

| <u>Members Present</u>  | <u>Staff Present</u>   | <u>Guests Present</u> |
|---|--|-----------------------|
| Paul Thomsen (Virtual)<br>Kerri Green (Virtual)<br>William Wagner (Virtual)<br>Paul Romahn<br>Ted Guinn<br>Zach Meseck<br>Steven Palmatier<br>Bob Davis | Shane Butler, Director<br>Allison Yacano, Planner<br>Matt Gladstone, Planner |                       |

The meeting was called to order at approximately 9:06 a.m.

**New Business:**

**21-32 (T. Oxford) Paul Romahn Subdivision**

Mr. Guinn stated that the project is located on County Route 3 in the Town of Oxford. The applicant is looking to subdivide 7 acres off a 48-acre property. Mr. Davis moved, seconded by Mr. Davis. Approved. Mr. Romahn abstained.

**21-33 (V. Oxford) Stewart’s Subdivision and Site Plan**

Mr. Guinn stated that this is a subdivision of an existing parcel on State Route 12 in the Village of Oxford. The main concern with this site plan is that it is in the AE Flood Zone. With this, multiple members of the review committee anticipate that this will have a large impact on the flooding of the Chenango River. Mr. Butler stated that one of the Village of Oxford’s focuses in the Hazard Mitigation Plan was the impacts of flooding and developing within flood zones. Mr. Davis moved to disapprove of this action and was seconded by Mr. Palmatier. Disapproved. Mr. Romahn abstained.

**21-34 (T. Guilford) Hershberger Subdivision**

Mr. Davis stated that this is a subdivision located on County Route 36 in the Town of Guilford. The applicant is looking to subdivide a parcel of land located on two sides of Wahlburg Road. Mr. Romahn moved, seconded by Mr. Guinn to approve. All members voted ayes.

**21-35 (T. North Norwich) Blue Sky Site Plan**

Mr. Guinn stated that this is a Site Plan located on German Hollow Road in the Town of North Norwich. The proposed location for this tower is in Agricultural District 3A. The applicant is looking to install a self-support tower with the purpose of wireless communications. Mr. Butler stated that the only issue would be if it was constructed within the flight patch of the Lt. Warren E. Eaton Airport located in Norwich. Mr. Guinn asked if there was a Decommissioning Plan for the project. Mr. Romahn motioned to approve; Mr. Meseck seconded. All members voted ayes.

With no further business, the meeting was adjourned at 9:57 a.m.

Summary of Minutes

Chenango County Planning and Development Board

October 13, 2021

| <b>Board Members Present</b>  | <b>Staff Present</b>   |
|---|--|
| <ul style="list-style-type: none"><li>• Zach Meseck</li><li>• Ted Guinn</li><li>• Bob Davis</li><li>• Steve Palmatier</li><li>• Paul Romahn</li></ul> | <ul style="list-style-type: none"><li>• Shane Butler, Director</li><li>• Allison Yacano, Planner</li><li>• Matt Gladstone, Planner</li></ul> |

The meeting was called to order at approximately 9:04 a.m.

**New Business:**

**21-36 (T. Oxford) Sutton Subdivision**

Mr. Guinn stated that this location is located on New Virginia Road in the Town of Oxford. This subdivision is in an Agricultural District. The application meets all regulations. Mr. Davis moved, seconded by Mr. Palmatier. Approved. Mr. Romahn abstained.

**21-37 (T. Smyrna) Anderson Subdivision**

Mr. Guinn stated that this is a subdivision located on Boos Laws Road in the Town of Smyrna. The location is in an Agricultural District. Mr. Palmatier moved, seconded by Mr. Romahn to approve. All members voted ayes.

**21-38 (T. Pitcher) Newton Subdivision**

Mr. Guinn stated that this subdivision is located on State Road 23 in the Town of Pitcher. The applicant is looking to subdivide a parcel that will create a landlocked parcel. The committee, at the least, recommends the deeded agreement of a 50 foot right of way to the landlocked parcel. It is preferred that a sale of the property would include access to the proposed landlocked area. Mr. Butler recommends a possible Flag Lot. Mr. Romahn moved, seconded by Mr. Davis to approve contingent upon comments from the New York State Department of Transportation. All members voted ayes. Approved.

**21-39 (T. New Berlin) South New Berlin Free Library Site Plan**

Mr. Guinn stated that this is a site plan to construct a Community Room on the South New Berlin Free Library. The area is located on State Route 8 in the Town of New Berlin. Mr. Romahn moved, seconded by Mr. Davis to approve contingent upon comments from the New York State Department of Transportation. All members voted ayes. Approved.

With no further business, the meeting was adjourned at 9:43 a.m.