

January 11th, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Paul Thomsen • Steve Palmatier • Kerri Green • Victoria Mitchell • Sup. Zack Meseck • Ted Guinn • Bob Davis 	<ul style="list-style-type: none"> • Allison Yacano • Matt Gladstone

The meeting was called to order at approximately 9:07 a.m.

New Business:

22-1 Fleming Subdivision (T. Guilford)

Mr. Guinn stated that this is a subdivision in the Town of Guilford. The applicant is looking to subdivide 14.8 acres from a parcel of 326.47 acres. Mr. Meseck asked what the reasoning for the subdivision was. Mr. Guinn stated that by looking at the aerial, he believes the applicant is subdividing the house and driveway from the rest of the land. Mr. Guinn asked for any further discussion. Mr. Palmatier motioned to approve, seconded by Mr. Meseck. All members voted ayes.

22-2 Kolb Subdivision (T. Plymouth)

Mr. Guinn stated that this is a subdivision in the Town of Plymouth. The applicant is looking to subdivide a parcel of land that is cut by State Route 23. Mr. Guinn asked if this was submitted by the Town of Plymouth or by the applicant. Ms. Yacano stated that the applicant submitted the materials as the Town of Plymouth Planning Board has not been meeting. Ms. Yacano informed the applicant to submit the materials to the Plymouth Town Board. Mr. Guinn asked for any further discussion. Mr. Thomsen moved, seconded by Mr. Palmatier to approve contingent upon comments from NYSDOT. All members voted ayes.

22-3 12 Storage LLC Site Plan (T. Greene)

Mr. Guinn stated that this is a site plan to expand an existing storage facility on State Route 12 in the Town of Greene. Mr. Guinn noted that the addition of the two storage buildings will be located within a flood zone. Mr. Meseck moved, seconded by Mr. Thomsen to approve contingent upon comments from NYSDOT. All members voted ayes.

With no further business, the meeting was adjourned at 9:34 a.m.

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Kerri Green • Steve Palmatier • Ted Guinn • Paul Thomsen • Bob Davis • Michael Flanagan • Zachary Meseck 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Matt Gladstone, Planner • Allison Yacano, Planner

The meeting was called to order at approximately 9:07 a.m.

New Business:

22-4 Alternative Energies Moratorium

Ms. Yacano stated that the law has not been sent to them. Mr. Guinn motioned to table this review until the March meeting. Mr. Thomsen seconded. All members voted ayes.

22-5 Petrucceli Special Use Permit

Mr. Guinn stated that this is a Special Use Permit review in the Village of Bainbridge. The building is located on Freiot Ave. Ms. Green stated that the applicant is looking to open a deli business at this location. The parcel is in a R-3 (residential) zoning district. Mr. Guinn motioned to approve contingent upon comments from NYSDOT. Ms. Green seconded. All members voted ayes.

22-6 Park Outdoor Advertising Site Plan

Mr. Guinn stated that this is a Site Plan review in the Town of Norwich. The applicant is looking to install a sign at a commercial facility on State Route 990L. Mr. Thomsen noted that the sign plan looks like it is not located in the right of way. Mr. Palmatier motioned to approve; Ms. Green seconded. All members voted ayes contingent upon comments from NYSDOT.

With no further business, the meeting was adjourned at 10:02 a.m.

March 15, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Robert Davis • Ted Guinn • Paul Thomsen • Kerri Green (virtual) • Steve Palmatier • Michael Flanagan (virtual) 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner

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

New Business:

22-7: M. Knowles Subdivision (T. Guilford) & 22-8: P. Knowles Subdivision (T. Guilford)

Mr. Davis stated that both subdivisions are located on County Road 36 in the Town of Guilford. Mr. Davis stated that this is regarding the High Bridge Wind Project in Guilford. The applicants are subdividing the parcels to sell to High Bridge Wind. Once sold, High Bridge Wind will then subdivide the parcels further for their Substation. Mr. Palmatier moved, seconded by Mr. Flanagan to approve. All members voted ayes; Mr. Davis abstained.

22-9 Mulhair Subdivision (T. Guilford)

Mr. Davis stated that this subdivision is located on County Road 37 in the Town of Guilford. The parcel is located on both sides of County Road 37. The applicant is looking to subdivide the parcel using County Road 37 as a dividing line. The applicant will retain 75 acres on the North side of the road, while they will be selling approximately 152 acres on the southside of the road. Mr. Flanagan moved, seconded by Mr. Thomsen to approve. All members voted ayes; Mr. Davis abstained.

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

April 12, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Kerri Green (virtual) • Victoria Mitchell (virtual) • Paul Romahn (virtual) • Bob Davis • Paul Thomsen • Ted Guinn • Zack Meseck (Sup.) 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner

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

New Business:

22-10 (T. Columbus) Kavanaugh Site Plan

Ms. Yacano stated that this property is located on the Madison County/Chenango County border. The applicant is looking to construct a small hunting cabin. Mr. Guinn stated that a common concern with the construction of sewage facilities. If the applicant is looking to construct sewage facilities, the proper steps should be taken. Mr. Thomsen moved to approve, seconded by Mr. Davis. All members voted ayes. Carried.

22-11 (T. Greene) Family Dollar Site Plan/Subdivision

Ms. Yacano stated this property is located on the border of the Town of Greene and the Village of Greene on South Chenango Street. The project parcel currently has a Great American store and a Tractor Supply. Mr. Davis moved to approve, seconded by Mr. Thomsen. All members voted ayes. Carried.

With no further business, the meeting was adjourned at 9:40 a.m.

May 3, 2022 Special Meeting - Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Ted Guinn • Paul Thomsen • Paul Romahn • Michael Flanagan (Virtual) • Bob Davis (Virtual) 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner

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

New Business:

22-12 Chobani Site Plan (T. Columbus)

Mr. Guinn stated this application is for the Chobani facility in Columbus. The applicant is looking to install a 210’ x 59’ concrete pad and a security fence for the purpose of creating a Compressed Natural Gas delivery system for the Dairy Processing Plant. Ms. Yacano stated that she sent the review to NYSDOT, and they had no comments on the project at this time. Mr. Guinn stated that the plans seem to have the concrete pads being installed on a higher elevation, which remediates the risk of flood. Mr. Thomsen moved, seconded by Mr. Romahn to approve. All members voted ayes, approved.

22-4 Renewable Energy Systems Local Law (T. Bainbridge)

Mr. Guinn stated this is a review of a local law for the Town of Bainbridge. The application has been approved by Broome County. Ms. Yacano stated that there is one minor change in the Local Law being it should read “Local Law 2”, not “Local Law 1). Mr. Romahn moved, seconded by Mr. Thomsen. All members voted ayes, approved.

With no further business, the meeting was adjourned at 9:07 a.m.

May 10th, 2022 Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none">• Karol Kucinski• Bob Davis• Paul Thomsen• Ted Guinn• Kerri Green• Zack Meseck (Virtual)• Michael Flanagan (Virtual)	<ul style="list-style-type: none">• Shane Butler, Director of Planning• Allison Yacano, Planner• Matt Gladstone, Planner

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

New Business:

22-13 Lyons Special Use Permit (V. Bainbridge.

Ms. Yacano stated that the applicant is in the Village of Bainbridge. Due to Bainbridge having zoning regulations in effect, the applicant is looking to obtain a permit for a residential complex in a commercial zoning district. Ms. Yacano stated that this parcel was once a residential parcel and has other residential parcels on the same street. Mr. Flanagan moved, seconded by Ms. Green to approve. All members voted ayes. Approved.

With no further business, the meeting was adjourned at 9:44 a.m.

June 14, 2022 Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Karol Kucinski • Bob Davis • Erik Scrivener • Paul Thomsen • Ted Guinn • Victoria Mitchell • Paul Romahn • Zachary Meseck 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner

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

New Business:

22-14 Greene Community Solar Site Plan (T. Greene)

Mr. Guinn stated that this project is in the Town of Greene on State Route 12. Mr. Guinn added that this project was reviewed in 2021 but the 239 process has expired. Mr. Guinn suggested that the project should comply with comments and modifications from the NYSDOT, as well as develop a decommissioning plan and obtain bonds for the project. Mr. Guinn moved, seconded by Mr. Romahn to approve contingent upon the recommendations. All members voted ayes, carried.

With no further business, the meeting was adjourned at 9:48 a.m.

Summary of Minutes

July 12th, 2022

Chenango County Planning and Development Board

Board Members Present	Staff Present	Guests Present
<ul style="list-style-type: none"> • Kerri Green • Dan Ryan • Paul Thomsen • Paul Romahn • Erik Scrivener • Bob Davis • Karol Kucinski • Zack Meseck • Victoria Mitchell 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner 	<ul style="list-style-type: none"> • George Seneck • Alan Lord

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

New Business:

22-16 NY Land and Lakes Subdivision (T. Oxford)

Mr. Lord stated that he is attending the meeting due to this project being on the agenda. Mr. Romahn stated that this project is a preliminary review, and the applicant is looking for any comments or concerns regarding the project before they apply. Mr. Lord stated that this project is to subdivide a 144-acre parcel into 10 individual parcels. The parcels will range in size from 3 acres to 32 acres. The lots will use individual wells and septic systems and the lots will be deemed buildable. Mr. Romahn added that all zoning regulations have been followed.

22-17 Brown Subdivision (T. Lincklaen)

Mr. Butler stated that this project located on County Route 12 in the Town of Lincklaen. The applicant is looking to subdivide 133 acres into two separate parcels. Both parcels will have road frontage. Mr. Davis motioned to approve; Mr. Thomsen seconded. All members voted ayes, carried.

22-18 Stewarts Site Plan (V. New Berlin)

Mr. Butler stated that this project is located at Stewarts on State Route 8 in the Village of New Berlin. The applicant is looking to build an addition on the side of the existing building for refrigeration purposes. Mr. Butler added that a resident of the Village of New Berlin has provided comment regarding the project and distributed the packet to members of the board. Mr. Butler stated that the only county wide impact that they foresee is that all exterior lighting needs to be facing downwards to avoid light pollution. Mr. Scrivener motioned to approve contingent upon the consideration, and contingent upon the comments to be received by the New York State Department of Transportation. Mr. Kucinski seconded; all members voted ayes. Carried.

22-19 Cummings Subdivision (T. Smyrna)

Mr. Butler stated that this project is located on Bliven Coye Road in the Town of Smyrna. Mr. Thomsen moved, seconded by Mr. Davis to approve. All members voted ayes, carried.

22-20 Common Ground Subdivision (T. Greene)

Mr. Butler stated that this subdivision is for a coffee shop in the Town of Greene near the Great American. This project is being reviewed since it is located on a municipal boundary. Mr. Scrivener moved, seconded by Mr. Kucinski. All members voted ayes, carried.

22-21 Pet Daycare Site Plan (T. Greene)

Mr. Butler stated this is a site plan to use an existing fenced-in area for a pet daycare. The project is located on County Road 2 in the Town of Greene. Mr. Scrivener moved, seconded by Mr. Meseck. All members voted ayes, carried.

22-22 Harbor Road Storage Site Plan (T. Greene)

Mr. Butler stated the applicant is looking to construct a new building on an existing storage site. Mr. Scrivener moved, seconded by Mr. Kucinski. All members voted ayes, carried.

With no further business, the meeting was adjourned at 10:04 a.m.

MEETING OF THE 239 – REVIEW COMMITTEE

August 9th, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present		Staff Present	Guests Present
<ul style="list-style-type: none"> • Kerri Green (Virtual) • Ted Guinn • Dan Ryan • Paul Romahn (Virtual) • Victoria Mitchell (Virtual) 	<ul style="list-style-type: none"> • Erik Scrivener • Bob Davis • Karol Kucinski • Zack Meseck • Paul Thomsen 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner 	<ul style="list-style-type: none"> • George Seneck • Stan Foulds • Dan O’Reilly • Robin Cotter • Jeff Chesebro • Canice Paliotta

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

New Business:

22-23: Troxell Subdivision (Village of Oxford)

Ms. Yacano stated that this project is a simple subdivision in the Village of Oxford. The applicant is looking to subdivide one parcel into two parcels for the purposes of building an additional house. The driveway will go through both parcels. Mr. Guinn recommended that a deeded right of way agreement was included in the subdivision. Mr. Meseck moved to approve the project; Mr. Kucinski seconded. All members voted ayes; motion carried.

22-24: Catholic Charities Site Plan Review (Town of Norwich)

Mr. Chesebro stated that he is attending the meeting on behalf of Catholic Charities. Mr. Chesebro stated that this review is for the purpose of constructing thirteen (13) tiny houses for the support of the homeless population. Each dwelling will basically be a one-bedroom apartment with a single occupant. There will be support staff on site for 7 days a week, with on-call staff for off-hours. There will be one parking space for each dwelling. None of the project is located within a floodplain and the review has been forwarded to Chenango County Department of Public Works due to it being located on a County Road. Mr. Thomsen motioned to approve; Mr. Kucinski seconded. All members voted ayes; motion carried.

22-26: Hodak Subdivision (Town of Guilford)

Mr. Davis stated that this is a simple subdivision in the Town of Guilford on Charles Shapley Road. The property is being reviewed due to being in an agricultural district and within 500 feet of a County Road. The application has been forwarded to the Chenango County Department of Public Works. Mr. Thomsen motioned to approve; Mr. Kucinski seconded. All members voted ayes; motion carried.

22-27: Payne Solar Project Site Plan Review (Town and Village of Bainbridge)

Mr. Guinn stated that this project is regarding a solar site located in the Town and Village of Bainbridge. Mr. Guinn stated that the project plans include a decommissioning plan. County-wide, there are no concerns, and the board commended the project team for an in-depth plan for the project. Mr. Davis motioned to approve; Mr. Kucinski seconded. All members voted ayes; motion carried.

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

MEETING OF THE 239 – REVIEW COMMITTEE

October 12, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present	Guests Present
<ul style="list-style-type: none"> • Dan Ryan • Paul Thomsen • Erik Scrivener • Bob Davis • Karol Kucinski • Michael Flanagan • Ted Guinn 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner 	<ul style="list-style-type: none"> • Jenna Ostrander

The meeting was called to order at approximately 8:58 a.m.

New Business:

22-27 Buell Fuel Site Plan Review (V. Afton)

Mr. Guinn stated that this project is for the purpose of constructing a new commercial building and storing LP trucks with tanks. Mr. Thomsen stated that the railroad should be taken into consideration as it is a live track with trains coming through frequently. Ms. Yacano stated that she notified the applicant that they should contact NYSDEC regarding regulations of petroleum tanks. Mr. Thomsen moved, seconded by Mr. Flanagan to approve the project with the recommendation that the village should check with the NYSDEC regarding petroleum tank regulation, and comply with all comments from the NYSDOT. All members voted ayes, approved.

22-28 Romahn Subdivision (T. Oxford)

Mr. Guinn stated that this is a simple subdivision on County Road 3 in the Town of Oxford. Mr. Flanagan moved, seconded by Mr. Scrivener to approve. All members voted ayes, approved.

22-29 Family Dollar Site Plan Review (T. Greene)

Mr. Guinn stated that this is a review of a modified site plan that was already presented to the committee a few months ago. The only changes are the building being moved closer to the Great American store and the addition of more parking spaces. Mr. Flanagan moved, seconded by Mr. Scrivener. All members voted ayes, approved.

22-30 Wyoming Conference Site Plan Review (T. Greene)

Mr. Guinn stated that this is a review of a site for a religious retreat center. Mr. Guinn noted that the applicant will be adding eight (8) parking spots to the site. Mr. Flanagan moved, seconded by Mr. Scrivener. All members voted ayes, approved.

With no further business, the meeting was adjourned at 9:40 a.m.

November 15, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present	Guests Present
<ul style="list-style-type: none"> • Dan Ryan • Paul Thomsen • Paul Romahn • Erik Scrivener • Bob Davis • Karol Kucinski • Victoria Mitchell • Ted Guinn 	<ul style="list-style-type: none"> • Shane Butler, Director of Planning • Allison Yacano, Planner • Matt Gladstone, Planner 	<ul style="list-style-type: none"> • George Seneck • Jenna Ostrander • Salvatore Testani

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

New Business:

22-16 NY Land and Lakes Subdivision (T. Oxford)

Mr. Romahn stated that this subdivision was preliminarily reviewed over the summer. Since this review, changes have been made to the application to comply with various requirements set forth by the Town of Oxford. Mr. Romahn stated that this is a minor subdivision. NY Land and Lakes has completed a Perc Test and will be providing the report. Mr. Butler asked if there are any covenants included in the deeds. Mr. Scrivener motioned to approve, seconded by Mr. Kucinski. Mr. Romahn abstained. All remaining members voted ayes, carried.

22-31 Bennett Subdivision (T. Lincklaen)

Mr. Guinn state that this is a minor subdivision in the Town of Lincklaen. The Lincklaen Town Planning Board has already approved the project. Mr. Romahn motioned to approve, seconded by Mr. Thomsen. All members voted ayes, carried.

22-32 Wade Subdivision (T. Oxford)

Mr. Romahn stated that this is a minor subdivision located in an Agricultural District. Mr. Romahn stated that there is a 50’ access route through the parcel, which is noted on the survey. Mr. Thomsen motioned to approve, seconded by Mr. Kucinski. Mr. Romahn abstained. All remaining members voted ayes, carried.

22-33 Park Outdoor Advertising Site Plan (T. Greene)

Mr. Guinn stated this application is for a sign reconfiguration on State Route 12 in the Town of Greene. Mr. Butler stated that the application has been forwarded to NYSDOT, but no comments have been received yet. Mr. Romahn motioned to approve, contingent upon the comments and recommendations from NYSDOT, Mr. Kucinski seconded. All members voted ayes, carried.

22-34 Heaton Subdivision (T. New Berlin)

Mr. Guinn stated this application is for a minor subdivision on County Road 31 in the Town of New Berlin. Mr. Romahn motioned to approve, seconded by Mr. Kucinski. All members voted ayes, carried.

22-35 Austin Subdivision (T. New Berlin)

Mr. Guinn stated that this application is for a minor subdivision on County Road 28 in the Town of New Berlin. No county concerns are anticipated for this project. Mr. Romahn motioned to approve, seconded by Mr. Kucinski. All members voted ayes, carried.

22-36 Barnes Subdivision (T. Norwich)

Mr. Guinn stated that this application is for a minor subdivision on County Road 33 in the Town of Norwich. The applicant is looking to subdivide for the purpose of selling to their children. Mr. Guinn stated that there are no town concerns with this project. Mr. Romahn motioned to approve, seconded by Mr. Kucinski. Mr. Guinn abstained. All remaining members voted ayes, carried.

22-37 Town of New Berlin Comprehensive Plan (T. New Berlin)

Mr. Guinn stated that this application is to add a Solar goal in the Town of New Berlin Comprehensive Plan. This addition will include multiple parts to renewable energy goals for the town. Mr. Thomsen motioned to approve, seconded by Mr. Kucinski. All members voted ayes, carried.

With no further business, the meeting was adjourned at 9:33 a.m.

December 13, 2022

Summary of Minutes

Chenango County Planning and Development Board

Board Members Present	Staff Present
<ul style="list-style-type: none"> • Paul Thomsen • Paul Romahn • Bob Davis • Ted Guinn 	<ul style="list-style-type: none"> • Allison Yacano, Planner

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

New Business:

22-38 Weidman Subdivision (T. Oxford)

Mr. Guinn stated that this project is being reviewed because it is in an Agricultural District. Mr. Romahn stated that the Town of Oxford will be holding a public hearing for this project tonight. Mr. Thomsen moved, seconded by Mr. Davis to approve. Mr. Romahn abstained; all remaining members voted ayes. Approved.

22-39 New Berlin Fire Department Site Plan (V. New Berlin)

Mr. Guinn stated that this application is to construct a sign at the new location of the New Berlin Fire Department. Ms. Yacano stated that the project is on State Route 8 and the application has been forwarded to NYSDOT, no comments have been received yet. Mr. Romahn moved, seconded by Mr. Davis to approve contingent upon comments from NYSDOT. All members voted ayes, approved.

22-40 Barnes Subdivision (T. Norwich)

Mr. Guinn stated that this project is for a 1.76 buffer subdivision. There will be no improvements made to the lot. The project has been approved at the Town of Norwich Planning Board. Mr. Thomsen moved, seconded by Mr. Romahn. Mr. Guinn abstained, all remaining members voted ayes, approved.

22-41 Lewis/Winton Subdivision (T. Norwich)

Mr. Guinn stated that this is a lot line adjustment subdivision to correct the property lines that are currently sitting atop the driveway and a natural spring. Ms. Yacano stated that the project is on State Route 23 and the application has been forwarded to NYSDOT, no comments have been received yet. Mr. Romahn moved, seconded by Mr. Davis to approve contingent upon comments from NYSDOT. Mr. Guinn abstained, all remaining members voted ayes, approved.

With no further business, the meeting was adjourned at 9:03 a.m.