



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: January 10, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn	Karol Kucinski Paul Romahn Dan Ryan Diane Scalzo	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner	Salvatore Testani Jenna Ostrander	Vacant

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

New Business

23-01 Zoning Amendment (V. Bainbridge)

Ms. Yacano stated that this application is for the purposes of amending the Village of Bainbridge Zoning Law. The amendment will require Village Permits for temporary dwellings. Mr. Thomsen moved, seconded by Mr. Guinn to approve. All members voted ayes. Approved.

23-02 Barnes Subdivision (T. Norwich)

Mr. Guinn stated that this project is a continuation of the previous application. The applicant is looking to extend the lot to County Route 33. Mr. Guinn suggests the applicant to obtain a driveway permit from the County Highway Department if there are plans to extend the driveway to County Route 33. Mr. Davis moved, seconded by Mr. Ryan. Mr. Guinn abstained. All remaining members voted ayes, approved.

23-03 Right Choice Site Plan Review (T. Greene)

Mr. Guinn stated that this is an application for an appliance rental store on State Route 12 in the Town of Greene. There are no concerns regarding parking at this location. Ms. Yacano stated that they have sent the application to NYSDOT but have not received any comments back yet. Mr. Ryan moved to approve, contingent upon comments from NYSDOT. Mr. Thomsen seconded. All members voted ayes. Approved.

With no further business, the meeting was adjourned at 9:41 a.m.



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Summary of Meeting Minutes

Date: February 14, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen Ted Guinn Dan Ryan Diane Scalzo, Sup.	Karol Kucinski Michael Flanagan Erik Scrivener Zack Meseck, Sup.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner	Jenna Ostrander George Seneck	Victoria Mitchell Paul Romahn Bob Davis Sal Testani

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

1. New Business

- **23-04 Subdivision Law Amendment (T. Otselic)**
 - Mr. Butler stated that this application is for a Subdivision Law Amendment in the Town of Otselic. Mr. Butler shared a list of concerns from the Planning Department that outlines many concerns with the amendment. Mr. Butler noted the most significant concern is that the Town of Otselic does not have a Comprehensive Plan, this will make it difficult to impossible to justify the law if there is ever a lawsuit. Mr. Scrivener motioned, seconded by Mr. Kucinski to disapprove the action, and provide the list of recommendations by the Planning Department to the Town of Otselic. All remaining members voted to disapprove.
- **23-05 Pauline Subdivision (T. Norwich)**
 - Mr. Guinn stated that this application is for a subdivision on State Route 12 in the Town of Norwich. Mr. Guinn stated that there is a shared driveway agreement in place. Ms. Yacano shared that NYSDOT has provided comments regarding access to Route 12 and requires a site plan for any proposed development in the future. Mr. Flanagan motioned, seconded by Mr. Meseck to approve. Mr. Guinn abstained. All remaining members voted to approve, carried.

With no further business, the meeting was adjourned at 9:49 a.m.



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: March 15, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Sal Testani	Karol Kucinski Erik Scrivener Zack Meseck, Sup.	Shane Butler, Director Matt Gladstone, Planner		Ted Guinn Paul Romahn Dan Ryan Michael Flanagan Diane Scalzo, Sup. Victoria Mitchell

The meeting was called to order at approximately 11:25 a.m.

1. New Business

- **23-06-Gregory Subdivision**

Mr. Butler stated that they are subdividing 1 acre off the parcel. Mr. Scrivener made the motion to approve, seconded by Mr. Testani. All remaining members voted ayes, approved.

- **23-07 Johnson Subdivision**

Mr. Butler stated that the applicant is selling a part of the property to their neighbors. It is on a county road and there are no concerns from the Town of Guilford. Mr. Thomsen motioned to approve, seconded by Mr. Testani. All remaining members voted ayes, approved.

- **23-08 New Berlin Renewable Energy Law**

Mr. Butler stated that New Berlin took parts of Norwich and Guilford Renewable Energy Laws to help make theirs. Mr. Testani motioned to approve, seconded by Mr. Scrivener. All remaining members voted ayes, approved.



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- **23-09 WWTP Village of Sherburne.**

Mr. Butler stated the Village of Sherburne is putting in a new pump station at the WWTP in Sherburne. If they comply with NYSDOT comments and standards, we see no county impacts. Mr. Scrivener motioned to approve, seconded by Mr. Kucinski. All remaining members voted ayes, approved.

- **23-10 The Butchers Cuts Site Plan Review**

No impacts were seen from the site plan review.

Mr. Testani motioned to approve, seconded by Mr. Davis. All remaining members voted ayes, approved.

- **23-11 Tractor Supply Site Plan Review.**

Mr. Butler stated that this is to construct a new location for Tractor Supply on State Route 12 in the Town of Norwich. The new facility will be between Walmart and the State Troopers Barracks. The proposed site is not in the flood zone. The materials have been sent to NYSDOT for their review, but no comments have been received back yet. Mr. Testani motioned to approve, contingent upon comments and recommendations from NYSDOT. Mr. Scrivener seconded. All remaining members voted ayes, approved.

- **23-12 Afton Chicken Law Variance.**

Mr. Butler stated that there is a person on the edge of the Village of Afton that would like a variance for the number of chickens because they have a chicken business and the village law would not allow them to have the amount they currently do.

Mr. Testani motioned to approve, seconded by Mr. Meseck. All remaining members voted ayes, approved.

With no further business, the meeting was adjourned at 11-46 a.m.



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Summary of Meeting Minutes

Date: April 11, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Erik Scrivener	Karol Kucinski Michael Flanagan Zack Meseck, Sup. Diane Scalzo, Sup.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner	George Seneck	Ted Guinn Paul Romahn Dan Ryan Victoria Mitchell Sal Testani

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

1. New Business

• **23-14 Salo Subdivision (T. Norwich)**

- Mr. Kucinski stated that the applicant is looking to combine 6 acres to an existing 15 acres owned by a neighboring property owner. There are no concerns with road frontage for the property. Mr. Flanagan motioned to approve, seconded by Mr. Scrivener. All remaining members voted ayes; carried.

• **23-15 Thompson Site Plan Review (T. North Norwich)**

- Ms. Yacano stated that this application is to renovate the old Bluebird Bakery on State Route 12. The applicant would like to start up a bottle redemption center on the location. Mr. Butler noted that no construction should occur in the flood zone. Ms. Yacano stated that they have sent the project to NYSDOT, but have not received any comments or recommendations back yet. Mr. Meseck motioned to approve, as long as no construction occurs in the flood zone and the applicant complies with comments and recommendations from NYSDOT. Mr. Flanagan seconded the motion. All remaining members voted ayes; carried.

• **23-16 Mayhoods Subdivision (T. Norwich)**

- Ms. Yacano stated that the applicant is looking to subdivide 4 acres from the total 126 acre parcel as they are selling the store. Ms. Yacano has sent the application documentation to NYSDOT, but has not received comments back yet. Mr. Flanagan motioned to approve contingent upon the comments and recommendations from NYSDOT. Mr. Meseck seconded the motion. All remaining members voted ayes; carried.

With no further business, the meeting was adjourned at 9:52 a.m.



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Summary of Meeting Minutes

Date: May 9, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn Dan Ryan Sal Testani	Karol Kucinski Michael Flanagan Erik Scrivener Victoria Mitchell Diane Scalzo, Sup.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner	George Seneck	Zack Meseck, Sup. Paul Romahn

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

1. New Business

- Mr. Davis stated that this application is for a simple subdivision in the Town of Guilford. The applicant is subdividing the property between two neighboring properties. Mr. Thomsen motioned to approve, seconded by Mr. Scrivener. Mr. Davis abstained. All remaining members voted ayes. Carried.

With no further business, the meeting was adjourned at 10:45 a.m.



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: June 13, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn Paul Romahn Dan Ryan	Karol Kucinski Erik Scrivener Zack Meseck, Sup. Diane Scalzo, Sup Sal Testani.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner	George Seneck Aden Moyer	Victoria Mitchell Michael Flanagan

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

1. New Business

• 23-18 Humer Solar Site Plan Review (T. Sherburne)

- Mr. Moyer gave a brief overview of the Humer Solar project. Mr. Moyer stated that this parcel is a total of 271.4 acres but the solar array will take up approximately 35 acres. They are currently in conversation with the Town of Sherburne with the possibility of a PILOT agreement. Ms. Yacano shared the comments that they received from NYSDOT. Ms. Scalzo asked if they are taking the marsh area into consideration when designing this project. Mr. Moyer stated that they are following all procedures. Mr. Romahn moved, seconded by Mr. Kucinski to approve contingent upon comments from NYSDOT. All remaining members voted ayes, carried.

• 23-19 Barnes Subdivision (T. Norwich)

- Mr. Guinn stated that he believes this to be the final subdivision concerning this property. The applicant will be subdividing 2.5 acres off the 175-acre parent parcel. Mr. Guinn stated that the Town of Norwich had no concerns about the project. Mr. Thomsen moved, seconded by Mr. Meseck. Mr. Guinn abstained. All remaining members voted ayes, carried.

• 23-20 Thomsen Subdivision (T. New Berlin)

- Mr. Guinn stated that this project is to subdivide a parcel that has two houses on it to make each house have its own parcel. Mr. Romahn moved, seconded by Mr. Kucinski. All remaining members voted ayes, carried.

With no further business, the meeting was adjourned at 9:27 a.m.



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: July 11, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn Paul Romahn	Karol Kucinski Michael Flanagan Zack Meseck, Sup. Diane Scalzo, Sup.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner		Erik Scrivener Victoria Mitchell Dan Ryan Sal Testani

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

1. New Business

• **23-21 Pappydon Subdivision (T. Oxford)**

○ Mr. Guinn stated that this application is for a subdivision on Ward Loomis Road in the Town of Oxford. The project is in an Agricultural District. Mr. Romahn stated that the project is in line with all regulations in the Town of Oxford. Mr. Flanagan motioned to approve, seconded by Mr. Guinn. Mr. Romahn abstained. All remaining members voted ayes. Approved.

• **23-22 New Berlin Vet Clinic Subdivision (T. New Berlin)**

○ Mr. Guinn stated that this application coincides with the next application. Ms. Yacano stated that the applicant is subdividing the property to avoid construction in a flood zone. Mr. Flanagan motioned to approve, contingent upon comments from NYSDOT. Mr. Romahn seconded the motion. All remaining members voted ayes. Approved.

• **23-23 New Berlin Vet Clinic Site Plan Review (T. New Berlin)**

○ Mr. Guinn stated that this project is to expand the New Berlin Vet Clinic on State Route 8 into a larger building. The plan also includes additional parking. Conversation was held regarding the contour of the property and the elevation above the flood zone that the new building will be at. Mr. Thomsen moved, with the recommendation that all exterior lighting should face downwards to mitigate light pollution and contingent upon comments from NYSDOT. Mr. Flanagan seconded the motion. All remaining members voted ayes. Approved.

With no further business, the meeting was adjourned at 9:31 a.m.



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: August 15, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn Dan Ryan Karol Kucinski	Michael Flanagan Erik Scrivener Victoria Mitchell Zack Meseck, Sup. Diane Scalzo, Sup.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner		Sal Testani Paul Romahn

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

1. New Business

- 23-24 City of Norwich Zoning Amendment (C. Norwich)
 - Mr. Scrivener stated that this application is to amend the City of Norwich Zoning Code to include the definition of a Warming Shelter and amend the update the B-1 district on the use table. Discussion was held regarding the business hours for such warming shelter that are included in the definition and if they coincide with the NYS Code Blue. Mr. Flanagan moved, seconded by Mr. Thomsen to approve. Mr. Kucinski and Mr. Scrivener abstained. All remaining members voted ayes, carried.

With no further business, the meeting was adjourned at 10:16 a.m.



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: September 12, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn Paul Romahn Dan Ryan	Karol Kucinski Michael Flanagan Erik Scrivener Diane Scalzo, Sup. Sal Testani	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner	George Seneck Steve Fox	Victoria Mitchell Zack Meseck, Sup.

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

1. New Business

- **23-25 Mackay Subdivision (T. Guilford)**
 - Mr. Davis stated that this project is a simple subdivision where the split piece of land is to be sold to a family member. The Town of Guilford has no concerns with the project. Mr. Flanagan motioned to approve, seconded by Mr. Thomsen. Mr. Davis abstained. All remaining members voted ayes, approved.
- **23-26 Ives Subdivision (T. Guilford)**
 - Mr. Davis stated that this project is to subdivide approximately 5 acres off from 48 acres to be conveyed to the neighboring property. Mr. Testani moved, seconded by Mr. Kucinski. Mr. Davis abstained. All remaining members voted ayes, approved.
- **23-27 NYSEG Site Plan Review (T. Norwich)**
 - Mr. Guinn stated that this project is located on County Road 32 in the Town of Norwich. NYSEG is looking to construct a 5-bay garage on the property. There will be no additional entrances built. Mr. Romahn moved, seconded by Mr. Kucinski. Mr. Guinn and Mr. Flanagan abstained. All remaining members voted ayes, approved.



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- **23-28 Norbut Solar Subdivision/Site Plan Review/Special Use Permit (T. Norwich)**
 - Mr. Guinn stated that this application is for a solar array on Upper Ravine Road in the Town of Norwich. The array will produce 19.1mw and have battery storage on the property. Mr. Guinn stated that the company is willing to provide upgrades to the road for the project but is currently unsure of what that entails. Mr. Guinn also stated that the viewshed will not be affected by this project. Mr. Guinn suggested that the applicant should obtain a Highway Use Permit from the Chenango County Department of Public Works if they plan to utilize County Route 46 for the project. Mr. Thomsen moved, seconded by Mr. Kucinski to approve the Subdivision. Mr. Guinn abstained. All remaining members voted ayes, approved. Mr. Romahn moved, seconded by Mr. Kucinski, to approve the Site Plan for the project. Mr. Guinn abstained. All remaining members voted ayes, approved. Mr. Romahn moved, seconded by Mr. Kucinski, to approve the Special Use Permit. Mr. Guinn abstained. All remaining members voted ayes, approved.

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



Chenango County 239 Review Committee



Summary of Meeting Minutes

Date: October 11, 2023

Board of Supervisors Chambers, County Office Building

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Bob Davis Paul Thomsen Ted Guinn Paul Romahn Dan Ryan	Karol Kucinski Michael Flanagan Erik Scrivener Victoria Mitchell Zack Meseck, Sup. Diane Scalzo, Sup.	Shane Butler, Director Allison Yacano, Planner Matt Gladstone, Planner		Sal Testani

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

1. New Business

- **23-29 CSG Solar Site Plan Review/Special Use Permit (T. Afton)**
 - Mr. Guinn stated that this applicant is looking to construct a 5.9MW solar facility in the Town of Afton. The property chosen is a fairly flat surface, with no countywide concerns. Mr. Flanagan motioned to approve, contingent upon comments from NYSDOT. Mr. Romahn seconded; all remaining members voted ayes; carried.
- **23-30 Kauffman Site Plan Review (T. Greene)**
 - Mr. Guinn stated that this project is to construct a storage facility on State Route 12 in the Town of Greene. Mr. Flanagan motioned to approve, contingent upon comments from NYSDOT. Mr. Romahn seconded; all remaining members voted ayes; carried.
- **23-31 TBR Properties Subdivision (T. Greene)**
 - Mr. Guinn stated that this is a project to subdivide a parcel into 5 separate parcels. Each new parcel has adequate road frontage. Mr. Flanagan motioned to approve, contingent upon comments from NYSDOT. Mr. Thomsen seconded; all remaining members voted ayes; carried.

With no further business, the meeting was adjourned at 10:31 a.m.