

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES January 11, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Chairman Ted Guinn	John Carson	Shane H. Butler	Steve Palmatier	Kenneth Ryan
Dave Law, Sup.	Paul Thomsen	Planner		Sally Chirlin
Perry Owen	Joseph Woerter	Rena Doing		
Dan Palmer	Bruce Beadle	Planner		
Maureen Carpenter				

The monthly meeting was called to order at 8:05 a.m. by Chairman Ted Guinn.

Old Business:

Planning Board Minutes:

Supervisor Law made the motion to accept the November 9, 2010 minutes. Motion seconded by Ms. Carpenter; vote all ayes, motion approved.

Mr. Beadle made the motion to accept the November 9, 2010 239 Review Committee minutes, second by Mr. Thomsen; vote all ayes, motion approved.

New Business:

Natural Gas Report

Mr. Palmatier stated he had attended a workshop in Altoona, PA December 6 & 7, 2010 relating to educating a workforce for natural gas exploration. At this time in Pennsylvania (PA) 20% of the natural gas employees are local with the remaining 80% from outside the area. The goal is to reverse this ratio through education opportunities.

Mr. Palmatier has been working closely with DCMO BOCES and SUNY Morrisville in Chenango County to develop education programs that would result in natural gas employment opportunities. They will be hosting programs to generate interest from potential students.

New York State is one of several states included in the award of a \$ 4.5 million multi state federal grant with \$900,000 available to NYS. Preparation and development of a curriculum focusing on the training for horizontal/high volume drilling will entitle NYS to the grant funds when high volume hydro-fracking begins in the state. Pennsylvania leveraged some funding through parolee and veteran group training programs. Educators in PA and West Virginia are very positive about gas drilling.

Mr. Palmatier stated he continues working with Commerce Chenango on Economic Development prospects with the prospect of meeting with NYS Legislators.

Mr. Palmatier commented on the prospect of an Engineering firm specializing in well pad design, locating in Chenango County. In addition a large construction firm has voiced interest in visiting Chenango County to consider the prospect of locating a business relating to natural gas development.

NYS IOGA is considering partnering with a NYS College to develop natural gas exploration education programs. A meeting is planned with SUNY Morrisville to further discuss potential programs.

Mr. Palmatier stated Norse Energy has entered into an agreement with "Appalachian Transmission & Marketing LLC" to sell portions of their pipeline marketing division. This leaves the question on how does this affect taxation of an economic unit if different users are using a pipeline? At this time NYSORPS requires taxation of gas production, should the pipeline be taxed?

Discussion:

- Supervisor Law commented that at the January 10, 2011 Board of Supervisors meeting there was considerable discussion regarding the Norse Energy pipeline maps and lack of availability. Mr. Palmatier suggested anyone interested should attend the Natural Gas Regional meeting, January 20, 2011, where a representative of the Public Service Council (PSC) will be available to address pipeline issues.
- Mr. Palmatier stated there have been several questions prepared for the PSC relating to use of existing right-of-ways; control of energy corridors; etc.
- Chairman Guinn commented that the former TEPPCO line has been repaired and recharged as of January 10, 2011.
- Supervisor Law asked if there is the possibility a pipeline will supply Raymond Corporation, Greene, NY with natural gas. Mr. Palmatier stated he is confident this will happen. Norse Energy plans to start pipeline construction in the Preston area soon. Norse Energy may provide a tap for Raymond Corp. but most likely Norse will not maintain or provide oversight.
- Mr. Owen asked about the prospect of hydro-fracking wells in this area. Mr. Palmatier stated IOGA and the Coalitions appear positive about the appointment of the Mr. Martens the new NYSDEC Commissioner. Mr. Palmatier stated it is his understanding NYSDEC has dedicated \$ 3million for the oversight of drilling operations.

Zoning as it Relates to Natural Gas:

Ms. Carpenter commented that at a recent DCMO BOCES meeting there was discussion about loopholes in zoning and how it relates to natural gas exploration.

Mr. Carson commented NYS Law requires municipalities to adopt a Comprehensive Plan before Zoning Laws can be initiated.

Mr. Palmatier commented the final SGEIS has included additional local input for placement of each natural gas well as stated in the draft: "Section 8.1 Interagency Coordination addressing SEQRA Participation, notification, etc".

Privilege of the Floor

- Chairman Guinn expressed concern on the status of the County Planning Board Mission Statement; and the lack of a second Supervisor appointed to the County Planning Board. In addition he reminded everyone reorganization will be at the February Planning Board meeting and he is not interested in another term as Chairman.
- Mr. Thomsen questioned filing a subdivision deed. Mr. Carson stated a subdivision map must be filed with the County Clerk or possibly the schedule A of the deeded property.
- Mr. Owen commented the Norwich City School system has a surplus of \$ 400,000 from the recent building project which must remain dedicated to building projects. At a recent meeting in Albany school board members lobbied for repeal of the "Wicks Law". The Governor appeared sympathetic to eliminating this law as it would give more latitude to School Districts to save money by hiring the lowest bidder on projects.
- Ms. Carpenter commented Commerce Chenango is sponsoring a Notary Preparation Workshop today; an Economic forecast meeting is planned; and during a previous meeting nine (9) Chenango County company CEO's were positive about an upswing in Chenango County's economic outlook.
- Mr. Beadle provided an update that the Byrne Dairy project in the City of Norwich is moving forward. The City of Norwich gave some concessions on assessment but feels the increased sales tax from the proposed gas station will offset this concession.

With no further business, the meeting was adjourned at 8:45 a.m.

NEXT MEETING: TUESDAY, February 8, 2011 at 8:00 a.m.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES February 8, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Ted Guinn Dave Law, Sup. Dan Palmer Maureen Carpenter Kenneth Ryan	John Carson Paul Thomsen Bruce Beadle	Shane H. Butler Planner Rena Doing Planner	Steve Palmatier Joseph Woerter Sally Chirlin Perry Owen

The annual reorganization meeting was called to order at 8:07 a.m. by Rena Doing.

Elections:

Ms. Doing asked for nominations for Chenango County Planning and Development Board Chairman. **Mr. Guinn nominated Paul Thomsen for Chairman, seconded by Ms. Carpenter. Members voted all ayes, motion carried.**

Ms. Doing asked for nominations for Vice-Chairman. Sup. Law nominated Ted Guinn. Mr. Guinn declined. Mr. Guinn nominated Perry Owen, seconded by Mr. Thomsen. Mr. Guinn repealed his nomination because Mr. Owen was not present. **Ms. Carpenter nominated Mr. Beadle, seconded by Sup. Law. Members voted all ayes, motion carried.**

Ms. Doing asked for nominations for Secretary. **Sup. Law nominated Maureen Carpenter, seconded by Mr. Thomsen. Members voted all ayes, motion carried.**

Ms. Doing asked for nominations for 239 Review Committee Chairman. **Mr. Thomsen nominated Ted Guinn, seconded by Sup. Law. Members voted all ayes, motion carried.**

Chairman Thomsen called the meeting to order at 8:12 am.

Old Business:

Planning Board Minutes:

Supervisor Law made the motion to accept the January 11, 2011 minutes. Motion seconded by Mr. Guinn; vote all ayes, motion approved.

Mr. Palmer made the motion to accept the January 11, 2011 239 Review Committee minutes, second by Ms. Carpenter; vote all ayes, motion approved.

New Business:

Natural Gas Report

Mr. Palmatier met with a PA engineering firm regarding available business sites in the area. The firm came up two weeks ago for a visit to look at possible sites. The firm employs 150 people and is looking to partner with a surveying firm. The firm is currently bidding to engineer sites for Norse Energy. They originally wanted to locate in Owego, but Mr. Palmatier asked them to come into Chenango County and look around. One of their facilities treats frack water. The facility treats the water enough so it can be reused by another company. There is no discharge into streams from the facility. Mr. Palmatier looked at paperwork for the Cherokee site in the Town of Bainbridge. The Cherokee site is a designated brownfield and the engineering firm was cautious because of it. Mr. Palmatier has put them in contact with another PA firm because they have experience with working at brownfield sites and are also looking for a partner. The Chazen Companies may also be interested in working with this company.

Mr. Palmatier will be doing some presentations for students at the Morrisville Campus. They want to see if there is any interest from students in pursuing a career in natural gas, to formulate a curriculum. There will be another

meeting coming up at Commerce Chenango with area realtors. When commercial properties are for sale, they are not typically listed in advertisements for fear employees or other businesses perceive this as going out of business. There will be another meeting Wednesday night for business owners on the economic prospects of natural gas drilling and how it is currently affecting businesses. State representatives have been invited to attend.

Discussion:

- Chairman Thomsen asked how large the water treatment tanks were. Mr. Palmatier stated they are the same size as the “Rain for Rent” tanks. The company is looking for a building of 20,000 sq. ft with 14 ft ceilings. Mr. Palmatier is looking in the City of Norwich, Village of Greene, and Sherburne for such a facility. Chairman Thomsen stated Valley Supply in South New Berlin will be vacant soon and could be a building of use. Mr. Palmatier stated they needed railroad access. Evan’s property on Cherry Street in Greene is looking like an attractive place. Ms. Doing commented the railroad can get into North Norwich. Mr. Palmatier stated he is looking at the Earl B Clark Industrial Park and old sauerkraut factory as possibilities. Another company is looking for a gravel bed so they can do paving.
- Mr. Palmatier stated the sGEIS looks to be implemented in the summer. Mr. West, a gas law attorney who helped draft the original sGEIS will be at the meeting where this will be a topic. Mr. Carson stated there is a meeting for geologists in Syracuse this month. Mr. Palmatier stated this is the meeting West will speak at. At last years meeting Prof. Bruce Selleck spoke about the geological faults.

Comprehensive Plan

Ms. Doing stated the Planning Department is working on a scope of work for the RFP and trying to find out what we can do in house. Ms. Carpenter stated she could provide a sample RFP if it would be useful. Mr. Carson stated the Town of Bainbridge and Town of Greene Comprehensive Plans were written well. Mr. Guinn stated the City of Norwich is starting to rewrite theirs. Mr. Carson asked if there were grants available to offset the costs. Ms. Carpenter suggested looking at the Community Development Block Grant (CDBG) which may offer \$25,000. There is a webinar on the Office of Community Renewal (OCR) website. Ms. Doing suggested not reinventing the wheel because a huge plan and cost was not necessary. The plan could be molded like a strategic plan and added onto in stages. Chairman Thomsen asked if Morrisville Students could help write the plan. Ms. Carpenter stated usually interns look for money.

Chairman Thomsen asked if it was possible to put a date on when the plan needed to be done. Mr. Guinn stated they tried to do that previously but it didn’t work. Ms. Carpenter stated there is a small Planning Department staff with a lot of priorities but the Comprehensive Plan needs to be pushed more towards the top. The plan either needs to be done or not at all. Mr. Carson suggested forming a subcommittee to work on it. Mr. Guinn went through the Planning Board notebooks to see what was going on in the past Planning Board meetings from years ago. They were working on the Comprehensive Plan three years ago. Mr. Beadle stated one of the problems was the turnover in the Planning Department. Ms. Carpenter asked what the county misses out on by not having the plan. Mr. Butler stated grants were a big one. Mr. Guinn stated the county doesn’t take advantage of them anyways. Mr. Ryan stated at a meeting with the USDA he asked if they would provide a grant to a municipality without a master plan and they said no. Mr. Palmatier asked if there were similar plans out there to use as a guide. Chairman Thomsen asked if it would be advantageous to just update it instead of rewriting everything. Mr. Palmatier suggested forming a committee to look at it monthly and break it down by category and go through it. Businesses have been lost recently, but others have come in and expanded. (Raymond, NBT Bank, and AgroFarma) General Discussion continued and there was agreement between the committee members on moving forward with the Comprehensive Plan.

Privilege of the Floor

- Mr. Guinn stated there was a meeting last night with the representatives for an electronic billboard. The company is proposing to put a sign below Wal-Mart which would advertise for local businesses and possibly non-profit organizations and events. The company is from Herkimer, NY. Ms. Carpenter stated the City of Norwich looked into this previously but backed out. Mayor Maiurano, Todd Dreyer, and Jennifer Tavares would be good contacts for this.
- Mr. Ryan stated the Oxford Planning Board is working on ideas to pass along to the town board in relation to taxes. Currently there is a property tax which figures to be \$.50 per square foot building. He asked if it would be beneficial for a Town Board to write to a school in relation to ideas for cutting taxes/spending.

Ms. Carpenter suggested having the local businesses write the letter instead if the Planning Board feels they don't have the authority to do so. Ms. Doing suggested talking to the Town Board and have them do it. Sup. Law stated he hasn't talked to the schools about where they can cut. Schools commonly talk about staff but never the bus routes or other factors. How can activities be kept but cut the costs? Ms. Doing suggested Norwich and Oxford converting to natural gas buses. Mr. Palmatier stated a Department of Energy study did a price equivalent for natural gas prices and found for an equivalent amount of energy, natural gas would cost \$1.50 and it would cost \$3.50 for diesel. NYSDOT already has a fueling station in Oxford. Mr. Palmatier and Scott Ives, Norse Energy, are going to talk with Leonard Bus sales to see if they sell natural gas buses.

- Sup. Law asked if it would be feasible to meet quarterly instead of every month. The 239-Review Committee could meet every month but not Planning Board. Ms. Doing stated we need to look at the bylaws to see if it's feasible. Sup. Law stated it would make it easier and might be a better meeting. Sales tax is up \$17000 over this time last year. This might be because of the gasoline prices.
- Ms. Carpenter stated things are looking up. Preferred Mutual is adding 40 jobs, Unison added 30 jobs, AgroFarma is growing exponentially and Frontier is expanding. AgroFarma has put the conveyor belt over the road and may be expanding further. They have about 500 employees right now. Revenues are up 250% over last year although there have been a lot of growing pains. Mr. Beadle asked about the P+G site. Ms. Carpenter stated it is offices with 350,000 sq ft of storage. They are also leasing the Apple facility for storage. Sup. Law stated the amount of trucks is unreal. Mr. Ryan stated he remembered when they went through the revolving loan committee.
- Mr. Beadle stated school taxes are going to go up not down. They need money to pay for the extra curricular. Mr. Ryan asked at what point increased taxes starts hurting suppliers. Ms. Carpenter stated right now we are at the breaking point. Mr. Palmatier stated the businesses won't locate here. Mr. Beadle stated at some point, increased taxes doesn't work.
- Mr. Carson stated there is a training on February 10th in the Town of Chenango, Broome County. It is on the NYSDOS website. March 24th – 26th is the We Live NY Southern Tier West meeting. It is at Syracuse University and is about the brain drain at Cornell University for young people.

With no further business, the meeting was adjourned at 9:02 a.m.

NEXT MEETING: TUESDAY, March 8, 2011 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES March 8, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen Ted Guinn Dave Law, Sup. Dan Palmer Sally Chirlin	John Carson Donna Jones Director of Planning Shane H. Butler Planner Rena Doing Planner	Steve Palmatier	Joseph Woerter Perry Owen Maureen Carpenter Bruce Beadle Ken Ryan

Due to a lack of quorum Chairman Thomsen did not officially call the monthly Planning Board meeting to order to conduct business. Those in attendance discussed the following:

- Mr. Carson commented on an error in the February minutes regarding his comments during the Privilege of the Floor segment. A correction will be addressed at the April meeting during approval of the minutes.
- Mr. Palmatier provided an overview of his recent activities as the Chenango County Economic Consultant:
 - ⇒ **Mushroom Farm:** A meeting with the President and VP of a Chinese commercial mushroom farm operation to discuss potential locations for an Agriculture Park in Chenango County to be partially occupied by a mushroom farming operation. Potential Sites were visited in the towns of Plymouth, Sherburne and Smyrna where there may be the potential to access natural gas to fuel the facility. The company is also proposing to raise cattle as a source for manure to fertilize the crop. During the visit there was considerable discussion regarding the permit system in the United States and New York compared to China. China permitting is from the National Government down to the local government.
 - ⇒ **Albany Lobbying Day:** Mr. Palmatier with Commerce Chenango attended the Albany lobbying day. The general consensus in Albany is the dSGEIS is moving forward for possible release this summer. Mr. Palmatier will be contacting Lt.Gov. Duffy to establish Natural Gas Training guidelines.
 - ⇒ **Engineering Firm:** An engineering firm from out of the area has requested a list of area surveyors to partner with on potential natural gas development projects. Ms. Jones asked if Wissenbach Land Surveying in Earlville was included on the list. There was discussion if this company is still in business as Mr. Wissenbach was recently deceased.
 - ⇒ **USDA Water Testing Grant:** Supervisor Bays, T. Smyrna, recently coordinated a meeting to discuss the possibility of applying for a USDA grant. Ms. Jones stated a Smyrna resident trained in grant writing has offered their services in applying for a grant with the objective to conduct baseline water sampling of household water wells throughout Chenango County. A non-profit agency must be the lead agent for the grant. Opportunities for Chenango has agreed to apply as the non-profit agency. Mr. Carson asked if the grant required matching funds. Ms Jones stated the grant accepts "in-kind" services. Mr. Carson asked about the previous success in securing USDA grants. Ms. Jones stated the USDA grant provided funds for rewriting the Agriculture & Farmland Protection Plan. Discussion continued regarding privacy issues relating to individual water well sample results. The draft SGEIS includes a requirement for water well sampling the results will be the responsibility of the local health department however this has not been officially determined. Mr. Palmatier added there is a proposal to conduct a study to locate and map all the prime aquifers in Chenango County.
 - ⇒ **Visit to Treatment Plant:** Mr. Palmatier and members of the Natural Gas Advisory Committee meeting will be touring a plant in PA that treats hydraulic fracturing waste water for recycling.
 - ⇒ **Trade show:** Mr. Palmatier will be attending a natural gas trade show in PA at the end of March.
 - ⇒ **Natural Gas Regional Meeting:** A Hydrologist from The Chazen Companies presented an overview of hydrology and the potential of contaminates affecting watersheds.
 - ⇒ **Hydrologists Study:** Hydrologists have been studying the possibility of collecting and storing run-off from large parking lots, large building roofs, etc. for use in hydraulic fracturing.
- **Training for Planning Boards:** Ms. Jones commented on the proposed Planning training scheduled for Wednesday, April 27, 2011. Invitation to attend the training will be sent to all area Town/Village Planning Boards in Chenango and adjacent Counties. Training is also available online for individual that can not attend.

Training Topics include: “Overview of the Brownfield Opportunity Areas Program”; “Planning in Rural New York”; “Adopting and Amending Zoning”

- **Comprehensive Plan:** Ms. Jones commented on a proposed timeline for updating the County Comprehensive Plan. The 2010 Census data is scheduled to be available in April this will be beneficial for updating the plan. Ms. Jones emphasized the importance of public input for updating the Comprehensive Plan and the SEQRA process. After review of the County 2020 Plan there are considerable components in the plan that still apply to the County. County Planning Board input is important. Chairman Thomsen questioned if the Zogby Survey report is still viable as indicating public involvement. Ms. Chirlin asked for ideas on how to acquire additional public input for the Comprehensive Plan. Ms. Jones stated the Community data, soils, etc. in the 1976 Comprehensive Plan will still pertain. The 2020 Plan still applies but the Comprehensive Plan needs new “buzz” words. Supervisor Law suggested requesting public input through e-mail, calls or letters. Notification in newspapers, announcements at Town Board meetings, and other County agencies can be utilized as a means to request public input. Ms. Jones will be taking the Comprehensive Plan timeline to the Planning and Development Committee meeting this morning. She will suggest Towns follow the County timeline.
- Mr. Guinn commented the Ag and Farmland Protection Plan has been completed and will be available to all Towns. Mr. Butler added a public hearing for the plan is scheduled at the Board of Supervisors meeting on March 14th prior to voting for adoption of the plan.

With no further discussion the meeting ended at 9:05 a.m.

NEXT MEETING: TUESDAY, April 12, 2011 at 8:00 a.m.

Discussion recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES April 12, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>	
Paul Thomsen, Chairman Dave Law, Sup. Dan Palmer Sally Chirlin	John Carson Ted Guinn Joseph Woerter Perry Owen	Donna M. Jones Director of Planning Shane H. Butler Planner	Steve Palmatier Chris Brunner	Maureen Carpenter Bruce Beadle Kenneth Ryan

The meeting was called to order at 8:07 a.m. by Chairman Paul Thomsen.

Old Business:

Planning Board Minutes:

Mr. Guinn made the motion to accept the February 8, 2011 minutes with the corrections by Mr. Carson who stated it should be the “We Live NY” meeting in Syracuse. Motion seconded by Supervisor Law; vote all ayes, motion approved.

Nominations:

Chairman Thomsen asked for nominations for Vice Chairman of the 239-Review Committee. Mr. Guinn nominated Mr. Owen. Mr. Owen declined. Mr. Woerter asked why we were nominating a Vice Chairman. Mr. Guinn explained since he is the Chairman, if there is an approval for the Town of Norwich, he is approving something from his own town. Mr. Woerter stated we have always been good about abstaining on projects in our own towns. Mr. Butler explained if he is sending a letter to Mr. Guinn, it states To Mr. Guinn, and signed by Mr. Guinn which doesn't look right. **Ms. Chirlin nominated Mr. Woerter for Vice Chairman of the 239-review Committee. Seconded by Mr. Guinn; vote all ayes, motion approved.**

Chairman Thomsen asked for nominations for Secretary because Maureen Carpenter has resigned. Ms. Jones stated Ms. Carpenter has taken a job in Bowling Green, Kentucky and will be leaving at the end of April. Sup. Law asked if Rena would be able to do it. Ms. Jones stated no because we are not members of the planning board. Sup. Law asked if we could appoint Rena as a member of the board. Ms. Jones stated it would be a conflict of interest because we are staff of the Planning Department. **Sup. Law nominated Mr. Carson for Secretary. Seconded by Ms. Chirlin; vote all ayes, motion approved.**

New Business:

Natural Gas Report

Mr. Palmatier gave an update on the natural gas related issues he has been working on;

- Someone at the March meeting had asked the name of the mushroom facility which is interested in locating in Chenango County. Their name is the Dong Chang Group.
- Meeting with Larsen Engineering tomorrow to talk with their surveyors.
- Working with Sup. Jim Bays and Linda Achimore on a water testing grant.
- Visited a wastewater treatment plant in Williamsport. The plant does not discharge any of the water and stores it based on the company who brought it in. Different companies biocides and surfactants can't be mixed because different reactions may happen than are intended. The water is put through a clarifier and a filter. They also change the pH of the water. Once the water has been cleaned, the water can be reused by the company who brought it in. The leftover cake from the water goes to a DEP certified hazardous waste

landfill. This process reduces the amount of freshwater companies utilize for the drilling process. Norse Energy is currently working with Texas A+M and Salt Water solutions.

- Attended the Midstream Conference in Pittsburgh. Pipelines were the main topic of the meeting. Local towns should adopt noise ordinances due to the noise of compressor stations. A company from Alberta is setting up camps for workers using sea containers which are double stacked. Rooms are rented out at \$125 a day. This may be an opportunity for Jim Webb to make these containers.
- Mr. Palmatier and Ms. Tavares met and went through the East Main Street School to see what sort of companies may be able to utilize the facility. One possibility is for Norwich Meadows to use the facility as a housing site for migrant workers.

Mr. Owen talked with Don Windsor about the pipeline issue. He stated there is an ecological advantage to pipelines because it allows for grassland birds to live there. When farm fields are cut, the nests are destroyed. Ms. Jones stated they could act as a corridor for the birds. Mr. Palmatier stated he mowed the line after the birds had left in September. The stumps from trees were left as a home for small animals.

Chairman Thomsen asked how the housing is regulated. Mr. Palmatier stated it is similar to a migrant camp. All of the water and sewer is stored in plastic tanks and then emptied elsewhere. Ms. Jones stated Colgate University used similar facilities when they accepted too many students. Chairman Thomsen stated they wouldn't be able to use them as permanent residences based on NYS regulations. NYS law stated if there are over two mobile units it is considered a "trailer park". The Town of New Berlin adopted the same codes as NYS. Mr. Woerter stated we may have to redefine what the word "housing" means. Ms. Chirlin asked which towns had adopted the law. Ms. Jones read through the towns without sanitary codes. Since NYS is a home rule state, the towns would have to adopt the regulations. Sup. Law stated there is a new code book with a lot of changes. Ms. Jones explained the codebook is the international code which our County Code Enforcement follows. Eight towns have mobile home regulations in the county. Chairman Thomsen suggested changing the name to "Manufactured Homes" to better umbrella all types of homes. Ms. Jones asked how the County Fair was regulated with the campers. Sup. Law stated they must have 8 feet between them.

Comprehensive Plan Update

Ms. Jones stated the 2010 Census data has been released in part. A packet with data for the towns and county was passed out. The information released was for redistricting, including population numbers, race, and housing occupancy. The additional data is scheduled to be released in June.

Mr. Palmatier asked if the housing numbers are correct because he felt there are less than 110 vacant houses in Preston. They may be counting seasonal camps as vacant. Ms. Jones stated the census takers sometimes use the mailing address as the town they are in. The mailing addresses don't always match. One example is Camp Pharsalia which was inaccurately put in the wrong town for the 2000 Census. We have to go with the numbers we were provided but it begins to make you wonder how accurate they are. The mailing address concerns were given to the Census previously. Mr. Guinn noticed there are 800 people in the Town of McDonough with 700 houses.

Sup. Law asked how we would be able to tell if the Jail and CIT were put into the numbers. Those in CIT are able to vote, however those in the jail cannot because by law they cannot be kept over 1 year in the County facility. Ms. Jones stated they are considered group housing and would be in the numbers not yet released. Sup. Law stated the trailer parks may have been left out in the 2000 Census. In June the numbers should be looked at for accuracy because state aid is based on population. Mr. Carson asked if it was because of the post office boxes at the trailer park.

Mr. Woerter stated he did not understand the timeline he was emailed. Ms. Jones stated the timeline is broken down by month and what should be accomplished for each. Mr. Woerter explained he may have been given the wrong timeline.

Ms. Jones handed out a list of all the agencies to be contacted regarding the comprehensive plan. She asked if there were any others which needed to be added. Agencies suggested were other county agencies including Office of the Aging and Social Services, the Appalachian Regional Commission, Southern Tier East, Friends of Rogers, the Susquehanna River Basin Commission and the NYS Veterans Home. **Sup. Law motioned to have the Planning Department designated as lead agency for the SEQR process, seconded by Mr. Guinn; voted all ayes, motion approved.**

Mr. Woerter stated there is a proposed mining project in the Town of Greene and he does not want the DEC to be the Lead Agency. The Town Planning Board would like to be the lead agency but the Town Board does not. Ms. Jones stated the boards would not have the qualified staff to take such a project on and stated she would talk to them about it.

Privilege of the Floor

Mr. Palmer asked if the Planning Training is required. Ms. Jones stated local Planning Board officials must have four hours of training per year. The Department of State is bringing staff down to do the training. Trainings are also offered online which is posted on our website. Last year the Department of State stated they would not be able to do such training this year, but they are.

Mr. Owen stated there is 50 acres of land on Hillcrest owned by the Norwich City School which has fallen to disuse. The school is trying to revive it. Steve Perrin is going to take the lead on the project to see if it can be developed as a park. BOCES students can do the clearing. They would like to know where the Norse Pipeline will be going to see if the park would be utilized by it.

Ms. Chirlin stated they had not had a meeting in two months. She will not be able to attend the training and wanted to know if they would be available online. Ms. Jones stated Monroe County is also holding one.

Sup. Law asked why towns had to adopt the Right to Farm law if the County already has one. Mr. Butler stated it shows the Towns support for the law and emphasizes the fact they support farming.

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

NEXT MEETING: TUESDAY, May 10, 2011 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES May 10, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen, Chairman	John Carson	Donna M. Jones	Steve Palmatier	Kenneth Ryan
Dave Law, Sup.	Ted Guinn	Director of Planning	Melissa deCordova	
Dan Palmer	Bruce Beadle	Shane H. Butler		
Sally Chirlin	Perry Owen	Planner		
		Rena Doing		
		Planner		

The meeting was called to order at 8:05 a.m. by Chairman Paul Thomsen.

Old Business:

Planning Board Minutes:

Mr. Guinn made the motion to accept the April 12, 2011 minutes. Motion seconded by Mr. Palmer; vote all ayes, motion approved.

Ms. Chirlin made the motion to accept the March 8 and April 12, 2011 239 minutes. Motion seconded by Mr. Owen, vote all ayes, motion approved.

Ms. Jones advised the members Mr. Woerter was not in attendance due to additional health problems. Ms. Jones will contact Mr. Woerter in a few days to check on his health status.

New Business:

Natural Gas Report

- Mr. Palmatier presented a calculation representing the value of natural gas based on: 160 acre spacing unit; Herkimer formation; 12.5% Royalty; 30 day production of 1400 mcf; price of gas based on Norse Energy Stockholder Report (\$ 4.25) = \$ 521.00/acre first year; \$ 4500 over 20 year period. Marcellus formation values would be approximately 6x; Utica values would be approximately 2x Marcellus or 12x the Herkimer values. The Marcellus formation underlies 1/3 of Chenango County whereas the Utica formation is under the entire County. Based on these calculations natural gas productions over 20 years could result for the landowner: \$866 million Herkimer; \$5 billion Marcellus and \$ 10 billion from the Utica, as taxable income benefiting the County, Town, Fire and School Districts. Mr. Palmatier will work up figures based on tax figures.
- Regional Natural Gas meetings are scheduled for:
 - May 26, 2011: A representative from NYS Public Service Commission, Kevin Speicher will speak on pipeline installation and oversight.
 - June 16, 2011: Mr. Thomas Shepstone will be discussing local laws relating to natural gas exploration, what works and what doesn't.
- Mr. Palmatier recently gave a presentation at the SUNY Morrisville Engineering Department relating to education and training opportunities in natural gas exploration. He has had limited success in developing a training program with SUNY Morrisville and he is currently working with Lackawanna College in Scranton, PA
- DCMO BOCES is working to expand training programs to address the shortage of CDL drivers and welders. Discussion continued on availability of CDL training through other sources such as: Sage Tech, National Truck Drivers School (NTS), Herkimer Community College, as well as possible scholarships to offset the cost of training. Ms. Chirlin questioned the cost of a CDL license. Mr. Guinn commented it can depend on the endorsements and certifications whether for school buses, hazard materials, etc. Mr. Palmatier suggested IOGA may be interested in funding a CDL training program. Mr. Owens suggested there may be a potential to train on available school buses if BOCES has limited access to trucks.

- Ms. Jones commented she had received an email, 2-3 years ago, from a woman in the Ithaca area that wanted to start a CDL Training program. Ms. Jones will follow-up if she still has the information. Discussion recommending passage of local laws or agreements addressing: noise, road use, offsets from buildings and property lines for seismic testing for example. The purpose of the Regional meetings has been to educate and encourage the counties to be on the same page when considering laws or agreements relating to natural gas exploration. Ms. Chirlin commented on the importance of getting all the towns involved. Mr. Palmatier commented on the importance of “best practices” as well as the commended the cooperation of Chenango County Emergency Management assigning “911” numbers for all the well sites.
- The NYS Senate bill allowing non-chartered counties to lease land has had a 3rd reading with amendments on the third reading.
- Ms. Jones stated she recently attended a “Solid Waste Conference” at which Bradley Field, Director of NYSDEC Division of Mineral Resources stated the draft SGEIS will not be released in June but at a later date. This will be a “Big Game Changer” for natural gas exploration. Mr. Peter Nielsen, Stantec Consulting, Rochester, NY, discussed model laws. Ms. Jones will prepare notes of the meeting and is working to acquire the presentations.

Comprehensive Plan Update

Ms. Jones reported a draft copy of the SEQR Full Environmental Assessment form is nearly complete, when completed this will be mailed with the letters for review. This will be the first time a SEQR has been prepared for Chenango County. The Planning Department is waiting for additional information from Real Property Tax and NYS SHPO. The Lead Agency resolution will be discussed at the Planning Committee meeting later this morning. After the resolution is passed at the June Board of Supervisors meeting, dates will be set for Public Hearings to acquire public input for the Comprehensive Plan.

Ms. Jones added after a review of the 1972 County Comprehensive Plan there was little viable information that would be useful for updating the Comprehensive Plan. Mr. Palmatier has offered his assistance in providing natural gas exploration information; Ms. Sanderson, Director of Area Agency of Aging will provide information addressing the senior population; Opportunities for Chenango has information relating to the housing needs in the County; and the County Sheriff’s Department will contribute to updating the plan. Ms. Jones asked for any suggestions from the Planning Board members.

Supervisor Law commented on the importance of updating the Voting Districts and the recent comment from the Governor’s office implying NYS has too many Assessors.

Privilege of the Floor:

- Ms. Chirlin commented that long time North Norwich Planning Board member and Chairman John Scheuerman had recently suffered a heart attack and is doing well.
- Supervisor Law voiced concern about rumors the NYS Center for Intensive Treatment facility located in the Town of Norwich may be moving to Broome County. Supervisor Law commented Planning & Economic Committee will be sending a letter to Senator Libous for his support to insure the facility will stay in the Town of Norwich.
- Mr. Beadle commented the Norwich Rotary will be sponsoring the Pancake Breakfast at the Chenango County Airport Day, June 11th. Mr. Beadle added Stantec Consulting, has a connection with Norwich on the Byrne Dairy project. Ms. Jones will contact Todd Dreyer for Engineer names involved with the Byrne Dairy project.
- Mr. Carson stated the Town of Guilford is working on their Comprehensive Plan and has sent out the RFP.

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

NEXT MEETING: TUESDAY, June14, 2011 at 8:00 a.m.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES June 14, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen, Chairman Dave Law, Sup. Dan Palmer Sally Chirlin Kenneth Ryan	John Carson Ted Guinn Bruce Beadle Perry Owen Joe Woerter	Donna M. Jones Director of Planning Shane H. Butler Planner Rena Doing Planner	Allan Lord

The meeting was called to order at 8:05 a.m. by Chairman Paul Thomsen.

Old Business:

Planning Board Minutes:

Mr. Guinn made the motion to accept the May 10, 2011 minutes. Motion seconded by Sup. Law; vote all ayes, motion approved.

Sup. Law made the motion to accept the May 10, 2011 239 minutes. Motion seconded by Mr. Palmer, vote all ayes, motion approved.

New Business:

Natural Gas Report

Ms. Jones stated Mr. Palmatier would not be able to attend the meeting due to an injury. Mr. Palmatier submitted a report to Ms. Doing which stated as follows;

- DCMO BOCES is working on more programs related to the natural gas industry. They have received two used all-terrain fork lifts in order to offer some industry training.
- The Leatherstocking Pipeline has been approved by the Village of Sidney where they intend to supply natural gas to the Amphenol Corporation and Mead West Vaco. A public hearing will be held in Bainbridge tonight and due to the number of people attending the first hearing, another will be held in Coventry on the 29th. The Leatherstocking entity is a collaboration between Corning Energy and Mirabito Fuel Group. The entity would be a public utility allowing them to have eminent domain rights. If an IDA or municipality owns the tap, it would be cheaper.
- Norse has sited five wells between County Route 10 A and 23. They are mainly located in the Towns of Plymouth and Preston. One of them has been applied for (Franklin 1H). Norse intends to drill 25-30 wells this year however there is only one rig in the county right now.
- Gastem has three permits in Otsego County. In the quarterly report they stated they have done aero-magnetic surveys over 80% of Chenango County. They have done 10 mile high 2D seismic in Otsego County. Using these methods is how they have sited their wells. Gastem has hired two new employees to oversee water issues.
- Chenango County is looking into a water grant. Collaboration between officials in Cheanngo County, Linda Achimore the grant-writer from Smyrna, and Cornell University have all been working together on the grant. Cornell has money available to test 20 wells in Chenango County.

Ms. Jones stated there are still some issues with the water grant to work out including who will be holding the data once the wells are tested. The grant is an open round and has no deadline other than when the money runs out.

Mr. Owen asked how the wells will be picked for testing. Some wells could be 400 feet deep and others may only be 100 feet deep.

Mr. Owen asked how the Leatherstocking pipeline would branch off for use by private parties.

Ms. Doing stated they can branch it off later and offer it to residents but right now they are working with businesses who have agreed to use it. Norse has all of their right-of-ways secure to the Millennium line.

Mr. Guinn stated if natural gas was offered to residents of the Village of Sidney and Bainbridge, the line would be quite extensive.

Mr. Owen stated he has been doing research relating to natural gas fueled buses. They are trying to plan ahead in case the natural gas becomes available to the school. Buses can be used for five years until they have to be replaced.

Mr. Butler stated he had sent information to Superintendent O'Sullivan last year but heard nothing more about it.

Ms. Chirlin recommended sending the information to Robert Wightman.

Mr. Ryan stated retrofitting from gasoline to natural gas would be easier than retrofitting from diesel to natural gas.

Ms. Jones reminded everyone of a meeting on June 24, 2011 called "Home Rule: Preparing for Natural Gas Drilling in the Marcellus Shale Region." The meeting is co-sponsored by the Association of Towns of the State of New York, the Community and Regional Development Institute at Cornell University, and the Cornell University Cooperative Extension. The meeting costs \$60 for invitees and \$150 from others. Two from the Planning Department may go to the meeting.

Ms. Jones attended the Madison County Natural Gas Committee meeting last month. Attorney Chris Denton spoke and explained the process of compulsory integration in a more understandable way. Ms. Jones will type up her notes from the meeting and send them to members.

Airport Day

Ms. Jones stated Airport Day went well on Saturday with about 2500 people attending including 94 "Young Eagles" who went on rides. The event brought a lot of recognition to the airport. The rotary held a pancake breakfast and lunch was also provided. Next year's airport day will be held on June 9th. Frank Turner, the maintenance person from the airport, set up the event and did an excellent job with the assistance of Sup. Law.

Mr. Beadle stated if the weather had cooperated more, it would have been even better. Some of the airplanes which were scheduled to come did not because the flight ceiling was not high enough. The airplanes needed about 3000 feet and they had only 2000.

Sup. Law stated the stunt planes were from Connecticut and took them about 35 minutes to fly to Norwich. On their way back they had to stop in Oneonta due to inclement weather.

Comprehensive Plan Update

Ms. Jones reported there is a setback in the schedule. In the SEQRA form there is a breakout of land uses. Real Property Tax Director Steve Harris is working on this breakout and hopes to have it done by the end of the week. One issue has been on how to code vacant land. Some of the land is listed as "vacant industrial" and the question is whether to list it as vacant or industrial. Other properties have fallen under the same question. Another setback came from the State Historic Preservation Office. A map was delayed in sending and then an error was found.

Ms. Chirlin asked if there was a way to use 911 addresses to classify the properties. Ms. Jones stated it is similar to what they are doing.

Ms. Jones stated there has never been a SEQRA done for the entire county and will be a big deal once it is finished. The Board of Supervisors passed a resolution allowing the Planning Department to be the lead agency.

Ms. Jones feels she should start writing the plan before the SEQRA is done in order to stay on schedule however this is not normally the best way to follow. Once the SEQRA is done, changes may need to be made to the plan.

Mr. Palmatier is preparing a section on natural gas and it is mostly done.

Ms. Jones has also spoke to other department heads asking them to contribute information

Ms. Jones found files in the 2020 plan which surveyed each of the Town Supervisors to gather input. She asked the board if they would agree on something similar for the comprehensive plan.

Mr. Owen stated the 2020 plan was thought of as a waste of time but it is amazing to see how much has been accomplished in it.

Ms. Jones stated the survey was part of a Comprehensive Plan Road Show which some of the members may remember participating in.

Mr. Palmer stated the deeper involved we get, the less likely something will be done.

Ms. Jones stated the plan has to be done and public comment is the most important piece of it.

Mr. Woerter asked what would be done if the information from the Town Supervisor conflicts with the Zogby survey. Residents want everything but don't want to pay for it, and Supervisors want to cut down on what is offered and cut the taxes.

Ms. Jones stated she would like to see it.

Mr. Owen stated the survey may get more Supervisors involved in the process.

Ms. Jones stated she will start setting up meetings with the Supervisors. If they do not respond, we will say they did not respond in the Comprehensive Plan.

Mr. Beadle stated if they do not respond, shame on them.

Privilege of the Floor:

Ms. Chirlin stated she was glad to see Mr. Woerter back and stated Mr. Scheuermann was doing ok.

Mr. Palmer stated business has been down but hasn't noticed it a lot.

Mr. Ryan asked if anybody had heard about a new road proposed for going around the AgroFarma facility in Columbus.

Sup. Law stated he has heard the rumor. The road would involve both Chenango and Otsego County and the hope would be for AgroFarma to foot the bill.

Sup. Law stated they wrote a letter to Senator Libous regarding the CIT Facility. After speaking with Senator Libous for about 30 minutes, he concluded the CIT facility was not going away. The facility is the only similar facility in NYS which is making money. There were some in-house problems with disgruntled employees who started the rumor. Next months meeting may be in the new meeting room on the 2nd floor of the Social Services wing. The announcement was made at the Board of Supervisors meeting. Businesses are busy. Unison is looking to hire people. Other businesses are looking to hire but people do not want to work during the night and don't want to work minimum wage jobs. The Red Mill Hill Bridge looks to be closed permanently. The \$1 million cost would be more than it's worth. The towns are also still waiting for their CHIPS money. The Kurt Beyer Pool in the City of Norwich is closed for the summer. Some have gone to the creek to swim.

Ms. Doing went to the Town of Plymouth Board meeting. The new Town Hall which is scheduled to be built as an addition to the fire hall has been put out for bid. Ms. Doing stated some problems with the workforce is that they do not have adequate training. There need to be more apprentice programs for those who are better with their hands than in the books.

Mr. Thomsen stated there was on the job training when he worked at NYSEG.

Ms. Chirlin stated she is on the Plymouth Cemetery Board. She asked everyone to take a drive on the Country Club road and look at the Plymouth Cemetery off of Ashcraft road. The cemetery had become overgrown. The Donnelly

family and others have been working at the cemetery and has made a lot of progress. The cemetery looks nice. The Cemetery Board will be having an organizational meeting in August.

With no further business, the meeting was adjourned at 9:02 a.m.

NEXT MEETING: TUESDAY, July 12, 2011 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES October 12, 2011 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>	
Paul Thomsen, Chairman Dan Palmer Bruce Beadle Joe Woerter	John Carson Ted Guinn Perry Owen	Donna M. Jones Director of Planning Shane H. Butler Planner Rena Doing Planner	Steven Palmatier Jennifer Tavares Ste	Ken Ryan Dave Law, Sup. Sally Chirlin

The meeting was called to order at 8:15 a.m. by Chairman Paul Thomsen.

Old Business:

Planning Board Minutes:

Mr. Guinn made the motion to accept the June 14, 2011 minutes. Motion seconded by Ms. Chirlin; vote all ayes, motion approved.

Supervisor Law made the motion to accept the June 14, 2011 239 Review minutes. Motion seconded by Mr. Palmer, vote all ayes, motion approved.

New Business:

Natural Gas Report

Mr. Palmatier reported on the release of the revised draft SGEIS for natural gas drilling:

- A summary index sheet was prepared as a guide for local officials.
- Most important section for County/Town in the draft SGEIS starts on page 650 where NYSDEC clarifies NYS supersedes local laws however local laws will be given consideration during the permit application review process. Local laws must be reasonable. NYSDEC will consider mitigation activities may be made for example lights and noise in certain areas.
- Ms. Jones questioned if municipality would have to have a Comprehensive Plan in place for mitigation of certain activities.
- At the Association of Towns meeting a number of Attorneys were citing NYSDEC mining law as justification for passing zoning laws against natural gas activity. There is a different precedence. Hard rock mining is a long term disturbance and can not be recovered to original state.
- Making a list of recommendations for consideration by NYSDEC addressing concerns in the revised draft.
 - Banning natural gas drilling on all state land can deny our County a considerable revenue source, roughly 6-7% tax benefit would be lost.
 - No allowance for pipeline for example long stretch of state land from NYS Rte. 23 near Inman Rd. up through the New Michigan forest area out to Camp Pharsalia area. This would restrict connecting into the main east-west pipeline for large companies.
- Comments on the revised draft SGEIS from Mr. Palmatier and Planning Board members will be prepared and submitted to the County Planning and Development Committee for submission to NYSDEC.
- Supervisor Law asked about permit process and local laws. Mr. Palmatier stated NYSDEC reviews permit applications, issues permits and notifies local authority. The Public Service Commission has oversight of pipelines.
- Discussion relating to enacting local zoning laws. Ms. Chirlin asked if each municipality must have a Comprehensive Plan prior to adopting Zoning regulations. Ms. Jones confirmed this is the law.
- Mr. Palmatier commented many of the local zoning and land use law issues are coming from Otsego and Tompkins Counties. However it appears the NYSDEC will give board leeway on mitigation requests by municipalities during the permit review process.

- Supervisor Law commented discussion at the Town of Norwich meeting regarding the City of Norwich reservoirs. Supervisor Law stated the Town of Norwich has no authority over the reservoirs. Mr. Palmatier commented NYSDEC has incorporated a 2000 ft. offset from public water supplies, in addition to a 1000ft. distance from primary feeder streams with stipulation no drilling for three (3) years after which this will be readdressed.
- Drilling company must sample private well water within 1000 ft. if no wells in area must go out 2000ft. for baseline study following the NYSDOH recommendation test list.
- Full disclosure of the “fracking” chemicals is required, same as Congressman Hinchey’s “Frack Act” proposal.
- SRBC and DRBC regulations for quantity and NYSDEC has secondary role in water regulations up to 100,000 gallons. NYSDEC has a blended requirement with SRBC and DRBC. SRBC has control over withdrawal/disposal and DRBC has control only over withdrawal.
- Individuals with a large pond could sell water to companies but must have consumptive use permit from SRBC.
- Supervisor Law questioned who will have oversight over all the rules? NYSDEC has stated they will only issue permits that they can follow with limited staff. A lack of NYSDEC staff will hurt the industry.
- Estimate of drilled wells in a peak year in the SGEIS will be 1006 shale wells in NYS.
- Ms. Jones commented on Mr. Brad Fields program at the Solid Waste Conference where he stated at that time there were 58 applications pending for the shale wells in NYS and the biggest concern for pollution is spillage at the surface.
- Mr. Palmatier stated the SGEIS is requiring secondary containment for all fluid areas including fuel.
- Habitat fragmentation best practices regulations for private forest as well as disturbance of any portion of a 30+ acre grassland area. It appears that oversight of the 30+ acres will require observation by a certified biologist for over a year. Question definition of grassland, need for additional clarification from the NYSDEC.
- Mr. Owens commented that pipeline corridors have had a positive affect for ground bird habitat by creating a wildlife corridor.
- Supervisor Law asked number of producing wells? At this time approximately 35-50 wells have potential for production.
- NYSDEC estimate for production from an 80 acre plot calculates it will produce for the landowner between \$ ¾-1 million royalty payments during 5 years of production at \$ 6.00/mcf. Taxing entities will benefit by supplementing budgets.
- Ms. Jones commented on the recent article relating to Morgantown, West Va. “Nothing is Without Consequences” passed an ordinance banning drilling. Northeast Natural Energy will sue if this ordinance is upheld. This will result in taxpayers paying for the legal costs in the lawsuit. Mr. Ives commented there has been discussion among landowner coalitions considering potential lawsuits where towns have passed ordinances banning gas drilling.
- Mr. Guinn commented there must be signed leases in the NY City watershed. Banning gas drilling in the watershed is prohibiting the gas companies that paid for a lease from retrieving anything for their investment.
- Ms. Jones commented that municipalities must realize a new comprehensive plan adding language against drilling is more of a reaction could be a potential for a lawsuit. County Comprehensive Plan will address Towns consider adopting plans. General discussion continued about the recent decision to dissolve the Otsego County Planning Board, designating the Otsego County Planning Department as the lead agency. It appears this move is for more efficient government and the County Planning Department may be more knowledgeable and less emotionally involved when reviewing 239 applications or proposals relating to natural gas issues.
- Mr. Carson commented there has been a major push in Otsego County for towns to adopt a comprehensive plan.
- Mr. Ives commented on the primary and principal aquifer regulations. The map depicting primary/principal aquifers is in the plan. Consolidated aquifers, for example Smyrna area, will continue to be monitored by the NYSDEC.

Comprehensive Plan Update:

- Ms. Jones reported the Planning Department continues moving forward on the County Comprehensive Plan. The 2010 Census Data has been slow to be released for the small rural areas, for example senior housing projection or basic population projection numbers.

- A draft list of questions for the County Supervisors and Press release was discussed. Ms. Jones asked the Planning Board members to review the questions and press release for any additions or corrections. Ms. Chirlin questioned if it would be okay to discuss questions with local planning board which is no problem.
- Ms. Jones added the data for the SEQR application was received from the County Real Property Tax Office.

Privilege of the Floor:

- Mr. Owen questioned the effectiveness of the County Planning Board. He expressed concern about the lack of response from the County Board Supervisors and the Planning Committee on various issues. Discussion continued as follows:
 - Chairman Thomsen shares the discussions and information from the County Planning Board meetings with the Town Planning Board and Town Board members for additional discussion and input.
 - Ms. Jones commented on “Home Rule” and this committee’s role is to offer advice and assistance upon request.
 - Ms. Chirlin commented North Norwich Planning Board only meets periodically to address specific issues and she feels the County Planning Board has value.
 - Mr. Palmatier questioned if this committee would have more value by sharing a summary of the meeting discussion. Ms. Jones suggested a monthly press release may be beneficial.
 - Supervisor Law stated he has benefited from the committee comments but suggested maybe a quarterly meeting would be more effective and beneficial. However, 239 Review Committee would still be scheduled monthly.
 - Ms. Jones commented citizen participation is important. Mr. Guinn commented this was evident with the NYRI project.
- Mr. Guinn expressed concern that County Planning Board is not more involved in the natural gas issues. Ms. Jones commented the Four County Natural Gas Regional Meetings started approximately 2 years ago to prepare and develop education programs for potential employment and business opportunities relating to natural gas exploration in the County.
- Supervisor Law commented on positive events in the Town of Norwich. Since October 2010 approximately \$44 million in property sales in the town. NYS Compensation Board has moved their facilities to a remodeled former Procter & Gamble warehouse on NYS Rte 320 (Woods Corners). In addition there have been several swimming pools installed; Wal-mart has been very busy which will increase sales tax funds; considerable seasonal visitors in the area; Amish families have purchased land in the Town of New Berlin. AgroFarma is currently employing approx. 70 at the Woods Corners facility and Chenango County was featured on WNBG-12 news as the home of three Bio-Tech facilities (Norwich Pharmacy, Sheffield and CWS)
- Mr. Owen commented on a recent work/training program initiated by Norwich City Schools with CWS. In addition NBT bank offers participants a free checking account.
- Mr. Palmer commented in his opinion this committee is doing its’ job and it is up to people to do what they choose with the information.

With no further business, the meeting was adjourned at 9:35 a.m.

NEXT MEETING: TUESDAY, August 9, 2011 at 8:00 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
October 12, 2011
Board of Supervisors Chambers**

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>	
Paul Thomsen, Chairman Dan Palmer Bruce Beadle Joe Woerter	John Carson Ted Guinn Perry Owen	Donna M. Jones Director of Planning Shane H. Butler Planner Rena Doing Planner	Steven Palmatier Jennifer Tavares Steve Craig	Ken Ryan Dave Law, Sup. Sally Chirlin

The meeting was called to order at 8:15 a.m. by Chairman Paul Thomsen. Mr. Guinn asked the Board members to introduce themselves to Mr. Craig, newly appointed CEO, Commerce Chenango and Ms Tavares.

Old Business:

Planning Board Minutes:

Mr. Guinn made the motion to accept the July 12, 2011 minutes, second by Mr. Beadle, motion approved.

239 Committee Minutes:

Mr. Guinn made the motion to accept the minutes of the July 12th, July 25th, August 8th, and September 13th 239 meetings, second by Mr. Carson; motion approved.

New Business:

Natural Gas Report:

Mr. Palmatier provided an update on Natural Gas activity/information in the state:

-

Comprehensive Plan Update:

Ms. Jones provided an update on the County Comprehensive Plan. A first draft of the plan will be available at the November 8th Planning Board meeting. All the demographic data from the 2010 Census has not been released. The Census website indicated the data may not be available until 2012 or 2013. Cornell has available 2009 Applied Demographic figures for income data that will be helpful.

Privilege of the Floor:

With no further business, the meeting was adjourned at 9:00 a.m.

NEXT MEETING: TUESDAY, November 8, 2011 at 8:00 a.m.

