

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
January 12, 2016
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 Paul Romahn George Seneck, Sup. Tom Grace, Sup. Ted Guinn Michael Flanagan	Perry Owen Sally Chirlin Chris Lyons Bob Davis Bruce Beadle	Donna Jones, Planning Director Shane Butler, Planner Rena Doing, Planner	Steven Palmatier	Alex Larsen

Ms. Jones stated the Full Board made reappointments to the County Planning Board including Paul Romahn, Michael Flanagan, Perry Owen, Bob Davis, and Chris Lyons. Usually the reorganizational meeting is done in February but since the appointments were already made she asked if the board would like to have it today.

2015 Annual Organizational Meeting:

Ms. Chirlin motioned to appoint Donna Jones as temporary Chairperson, seconded by Mr. Romahn. Members voted all ayes, motion carried.

Ms. Jones asked for nominations for officers of the County Planning Board and County 239 Review Committee.

Ms. Chirlin nominated Paul Thomsen as Chairperson, seconded by Mr. Owen. Voted all ayes, motion carried.

Ms. Chirlin nominated Paul Romahn as Vice-Chairperson, seconded by Sup. Seneck. Voted all ayes, motion carried.

Ms. Chirlin nominated Perry Owen as Secretary, seconded by Mr. Thomsen. Voted all ayes, motion carried.

Mr. Owen nominated Ted Guinn as Chairperson of the 239 Review Committee, seconded by Mr. Thomsen. Voted all ayes, motion carried.

Ms. Chirlin nominated Paul Romahn as Vice Chairperson of the 239 Review Committee, seconded by Mr. Thomsen. Voted all ayes, motion carried.

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:12 a.m.

Old Business:

Planning Board Minutes:

Mr. Romahn motioned to approve the November 10, 2015 minutes; second by Mr. Lyons. Members voted all ayes, motion approved.

Sup. Seneck motioned to approve the November 10, 2015 239-Review Committee minutes second by Mr. Romahn. Members voted all ayes, motion approved. Mr. Romahn motioned to approve the November 24, 2015 239 Review Committee minutes, seconded by Mr. Owen. Members voted all ayes, motion carried. Sup. Seneck motioned to approve the December 16, 2015 239 Review Committee minutes, seconded by Mr. Owen. Members voted all ayes, motion carried.

New Business:

Comprehensive Plan:

Ms. Jones presented the Comprehensive Plan to Committee in November and it was accepted. A resolution to approve the SEQR and to hold a Public Hearing were done two years ago but it was recommended to have new resolutions adopted. The Board will schedule the public hearing in February and hold it in March where they could adopt it. The list of Supervisors has been updated and a list of the Supervisors who left in 2015 was added. Mr. Butler will have the IT department put it on the website.

Mr. Guinn suggested having the SEQR go through a 239 Review as a formality.

Broadband:

Ms. Jones was contacted by the Broadband Consultant yesterday. When Time Warner and Comcast attempted to merge, one of the NYS stipulations was to have 100 mbps speeds available to the public. Southern Tier East is looking at the possibility of funding through the Connect America program. Ms. Jones asked if the Town of Guilford has an agreement with Time Warner. Sup. Seneck stated they have not had an agreement since 2012. It is up to the Towns to contact and establish an agreement with a provider. Sup. Grace stated he believed Time Warner is in Columbus and has connected to Chobani.

Mr. Owen asked if the contract has to be with Time Warner. Ms. Jones stated it does not. The consultant is researching which towns have contracts with which provider as part of the study.

Consultant's Report:

Mr. Palmatier provided an update on various projects:

1. Spent time with Emkey regarding the possibility of a natural gas line to Baillee Lumber. Currently the Constitution Pipeline is being held up by the Governor.
2. The All-In-Meats project has dropped off the radar. A Stage 1 environmental review would have been needed at the site and the project sponsors did not have the money to do it.
3. An Entrepreneurs Program has been started in the Oxford area. Two meetings have been held so far with more on the way. He would like to expand this to other towns as well.
4. Reading the Upstate Revitalization Initiative to see what the Governor's ideas are for Upstate NY.

Ms. Chirlin asked Mr. Palmatier to explain more about the Entrepreneur Program. Mr. Palmatier stated the most recent meeting had six business persons set up a table to talk with people about their experiences. The School Body President at Ithaca College, an entrepreneur himself, was also present and set up a table. There has been a lot of interest on how to run a business. On January 21st, Mary Branham, Dr. David Rogers, and Floyd Little will all talk about various entrepreneurial topics. Another will be held in February with the Start-Up Alliance and will focus on what it takes to be an entrepreneur.

Mr. Palmatier stated Oxford is also running a Youth Employment Program. About 15 high school students are involved. NBT Bank taught one class about financial literacy. Unadilla-Valley hopes to start a program soon. There is a gap between what educators think happens in a manufacturing setting versus what actually happens. Mr. Palmatier would like to bring students through The Raymond Corporation to show them all of the different departments it takes to run the business. He also wants 12th graders to shadow an employee.

Mr. Palmatier stated Otsego County has "Project Lead the Way" where four schools would focus on certain sections of employment. Milford would focus on Nursing, Edmeston on Advanced Manufacturing, Oneonta on Engineering, and Cherry Valley.

Mr. Palmatier stated Jason Zbock at the Morrisville Norwich Campus would like to start offering a four-year Entrepreneur degree and a two-year Advanced Manufacturing degree. New Visions can only handle 15 students at a time.

Mr. Palmatier has also talked with area foundations and NBT Bank about a “Shark Tank”-like concept where a person’s idea could win \$10,000. The money would have to go directly to starting the business.

Ms. Chirlin spoke about the Liberty Partnership and hopes to see more of a connection with these programs. The Liberty Partnership does a lot with kids that meet “at-risk” criteria.

Mr. Owen suggested talking about the importance of business plans and suggested apprenticeships as a solution to getting students involved with jobs they were interested in. Kids have an uncluttered mind until they get involved with the corporate culture and are afraid to do something different. Mr. Palmatier stated 33 students attended the latest program, one of which was from Cazenovia. None were forced to be there.

Privilege of the Floor:

Supervisor Grace: The Town of Columbus will have a bidder on Thursday to shore up the former Town Hall. They will then go back to the public to vote on a proposal to either renovate or sell the building. Current estimates are over \$300,000 to renovate.

Mr. Beadle stated the real estate market is slow but about where you would expect it for this time of year. Mr. Palmatier drove through Preston and there are eight vacant houses, three ready to collapse and two in bad shape. There is a looming disaster in the area.

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

NEXT MEETING: Tuesday, February 9, 2016 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
February 9, 2016
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 Paul Romahn Tom Grace, Sup. Ted Guinn Bruce Beadle Alex Larsen	Perry Owen Chris Lyons Bob Davis	Donna Jones, Planning Director Shane Butler, Planner Rena Doing, Planner		Sally Chirlin Michael Flanagan George Seneck, Sup.

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:06 a.m.

Old Business:

Planning Board Minutes:

Mr. Guinn motioned to approve the January 12, 2016 minutes; second by Mr. Owen. Members voted all ayes, motion approved.

Mr. Romahn motioned to approve the January 12, 2016 239-Review Committee minutes second by Mr. Davis. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones stated the SEQR and a copy of the draft County Comprehensive Plan will be sent to all municipalities in the County; Planning Departments of adjacent Counties; NYS DOT; and NYS DEC for a 30 day review and comment period. The draft Comprehensive Plan is currently posted on the Chenango County website, under Planning Department.

The County Board of Supervisors, acting as the Lead Agency, will tentatively schedule public hearings for comments, in April and May. A resolution to adopt the County Comprehensive Plan is tentatively planned to be presented to the Board of Supervisors at their May 9, 2016 meeting.

After adoption DCMO BOCES may be contracted to prepare printed copies to be available in libraries and municipalities in the County.

In the future the Comprehensive Plan should be updated at a minimum every 10 years.

Updates:

Mr. Butler announced the County Planning Department will be hosting a training by the Dept. of State for Planning/Zoning Board and Code Enforcement members to obtain annual training credits. The date for the training will be May 5, 2016, covering: **SEQR Basics; Public Meetings and Hearings; and Adaptive Reuses for White Elephants.**

Ms. Jones announced the military will be revisiting Chenango County providing Innovative Readiness Training (IRT) services for medical and engineering. The initial planning conferences are completed and moving forward. The IRT Engineering project will focus on the Chenango County Fairgrounds. The Fairgrounds office will be updated to handicap accessible and the electrical service and lines will be

updated extending service lines underground throughout the facility. The fairgrounds work will be completed by the Air Force engineering staff over a six (6) week period starting in May and ending in late July. The Agriculture Society will be purchasing all materials for the project.

The IRT Medical program will be a repeat of the services provided at the 2015 program. This service will again be at the Norwich Senior/Middle School complex, July 15-24, 2016. A similar Medical IRT program will be offered at the same time in Cortland County. There will be approximately 120 military personnel in each County providing their services. The Chenango United Way will be the lead agency for the 2016 Chenango County event.

Consultant's Report: Mr. Palmatier was not available this month to provide a report.

Privilege of the Floor:

Mr. Thomsen voiced concern about the ongoing issue of subdivisions being filed at the County Clerk's Office with no sign off from the town. He is aware of at least three (3) new subdivisions in the Town of New Berlin that have been filed with no Town approval. Mr. Romahn commented that he has had a similar problem in the Town of Oxford and had reached out to the Oxford Town Board for permission to prepare a form to accompany the filing of a subdivision at the County Clerk's office. The form must be signed by the Town Clerk, a Town Board and Planning Board member. Mr. Romahn was not successful with his request. Discussion continued on how this problem might be resolved. Ms. Jones stated she would discuss this matter again with the County Clerk.

Supervisor Grace stated the Town of Columbus has stabilized the Town Hall building for continued use. They were considering an Advisory Referendum asking the public to vote on how to proceed but they have been advised public funds cannot be used for an advisory vote. They could try to conduct a town survey for an opinion on repairing or selling the structure. At this time the Town Board will continue the discussion on ideas as to how to proceed on this issue at their next monthly meeting.

Mr. Lyon stated the Town of Greene is currently reviewing and updating their Comprehensive Plan. Mr. Lyon stated he may need the County Planning Department's assistance with updating maps and the Census information.

Mr. Romahn commented that the Town of Oxford has signed the Broadband Franchise agreement with Time Warner.

With no further comments or business, the meeting was adjourned at 8:50 a.m.

NEXT MEETING: Tuesday, March 8, 2016 at 8:00 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
March 8, 2016
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 Tom Grace, Sup. Ted Guinn Alex Larsen	Perry Owen Chris Lyons Bob Davis Michael Flanagan George Seneck, Sup.	Donna Jones, Planning Director Shane Butler, Planner Rena Doing, Planner	Amanda Brewer	Sally Chirlin Bruce Beadle Paul Romahn

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:03 a.m.

Old Business:

Planning Board Minutes:

Mr. Guinn motioned to approve the February 9, 2016 minutes; second by Mr. Davis. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones handed out a schedule for adoption of the Comprehensive Plan. A letter requesting Lead Agency Status was sent to Towns, Villages, and other interested parties with a request they respond by March 24th. The letter also included the Full SEQR.

NYS DOT ADA Compliance:

Ms. Jones attended the Southern Tier East meeting where a representative from NYS DOT passed out the new guidelines pertaining to the Design, Construction and Inspection of Pedestrian Facilities in the Public Right of Way. Sidewalks must now comply with the ADA guidelines.

NYS DOS Training:

Ms. Jones reminded members to sign up for the NYSDOS Training to be held on May 5th at the Norwich Morrisville Campus. One of the subjects will be the Adaptive Uses for White Elephants. The four hour training fulfills the annual requirements of Planning Board members.

Filing of Deeds:

Ms. Jones stated she had not spoken to County Clerk Mary Weidman since last meeting. Ms. Weidman had been away for a couple of weeks.

Chairman Thomsen suggested sending a letter to Planning Boards regarding the 239-Review process and also about filing deeds at the County Clerk's office.

Mr. Guinn made the motion to send a letter to all Town Planning Boards regarding the 239-Review process and the process of reviewing applications prior to being filed at the County Clerk's office, seconded by Mr. Owen. Discussion: Mr. Butler recommended sending it to all of the attorneys in Chenango County because the applications aren't making it to the Planning Boards before they are filed. Mr. Guinn suggested finding contact information through the BAR Association. **Members voted all ayes, motion carried.**

Mr. Owen asked if the letter could be sent to the County Planning Board members before it was sent out. Chairman Thomsen suggested handing out the letter at the training as well.

Consultant's Report:

Mr. Palmatier discussed the following:

- Emkey Resources has declared Chapter 11 Bankruptcy which means they are operating under a restructure and the assets are for sale. Oivand Risburg, former owner of Norse and Nornew, may end up being the owner again for a third time. Mr. Risburg operates NorthPier LNG which moves liquefied natural gas by truck and rail. They are quoting the energy needs for Chobani and may also work with the Village of Sherburne. There could also be interest in piping the LNG to Greene.
- There is a company in Greene doing product development. One of their ideas is to use the limestone used for scrubbing the fumes of power plants as cat litter. They are working on marketing the idea with Southern Tier Pet Nutrition.
- He has been working with the Unadilla Valley School District. Students from 7th to 12th grade will be part of a program where they go to a workplace and also a college campus. Locations include SUNY Delhi (turf management), Colgate University, SUNY Morrisville and SUNY Oneonta. Each grade will go somewhere different.
- Another Entrepreneurship Event will be held at Oxford Academy. People with business ideas will be able to come in and make their pitch. Steve Craig, the Small Business Institute and Cornell University will all be in attendance. Cornell has some potential dollars and are looking for a big project.

Mr. Davis stated there is a program in Nebraska where students are running a supermarket with the supervision of their teachers. Mr. Palmatier stated a similar idea was suggested in Oxford for running the hardware store but a private individual is now operating it.

Mr. Owen asked if there was a way to consolidate the maple industry in Chenango County and market under one umbrella. Mr. Palmatier stated there are two different levels of producers in Chenango County, commercial businesses and hobbyists.

Railroad:

Chairman Thomsen asked about the status of the railroad project. Mr. Larsen stated the pre-construction meeting is March 18th at 8:00am. All of the documents have been approved by the EDA. Construction is scheduled to begin after the meeting.

Privilege of the Floor:

Sup. Grace stated the Town of Columbus has a meeting on Thursday with a letter to voters about the renovation of the former Town Hall. Current estimate for rehab is \$300,000. By law, they cannot do a straw poll so they are sending information about the vote in a letter and cannot take up all of the letter.

Ms. Doing received preliminary approval for the Chenango County All Hazards Mitigation Plan. Each municipality must send a resolution before it can be approved. Ms. Jones stated the plan is on the County website.

With no further comments or business, the meeting was adjourned at 8:38 a.m.

NEXT MEETING: Tuesday, April 12, 2016 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
April 12, 2016
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 Tom Grace, Sup. Ted Guinn Sally Chirlin Bruce Beadle Paul Romahn	Perry Owen Chris Lyons Bob Davis George Seneck, Sup.	Shane Butler, Sr. Planner Rena Doing, Planner	Amanda Brewer	Alex Larsen Michael Flanagan Donna Jones, Planning Director

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:04 a.m.

Old Business:

Planning Board Minutes:

Supervisor Seneck motioned to approve the March 8, 2016 minutes with one correction, the date for the NYSDOS Training is May 5, 2016; second by Mr. Romahn. Members voted all ayes, motion approved.

Mr. Guinn motioned to approve the 239 minutes; second by Mr. Owen. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Mr. Butler reported on April 10, 2016, the County Board of Supervisors passed the resolution authorizing the County as the Lead Agency for the County Comprehensive Plan SEQR. The dates were established for the public hearings to finalize and adopt the County Comprehensive Plan at the July 11, 2016 County Board of Supervisors meeting.

NYSDOS Training:

NYS Dept. of State personnel will be conducting a training on May 5, 2016, at SUNY Morrisville Norwich Campus. At this time 70 individuals have registered to attend, with approximately space for an additional 10-15 attendees.

Chenango County All Hazards Mitigation Plan:

Ms. Doing commented FEMA has approved the Chenango County All Hazards Mitigation Plan until 2021. The document must be reviewed and updated every five (5) years and agreed upon by all the municipalities in the County. At this time the County Board of Supervisors has approved the County Resolution to accept the Chenango County All Hazards Mitigation Plan in addition to adoption by 22 of the 30 municipalities.

Consultant's Report:

Mr. Palmatier discussed the following:

- **Railroad:** Work has started on repairs and cleaning along the tracks into the City of Norwich.

- **Entrepreneur Program:** The programs have been very successful and interest has increased. One individual has developed a prototype of an acoustically driven heat pump. This project has drawn interest and support from the SUNY Binghamton Engineering Division.
- **Empire State Development Funds:** There has been considerable chaos on how or when funds can be acquired to move forward with projects in the Southern Tier area. This is primarily due to major staffing issues at the State level.
- **Abandoned Housing:** Often due to the downsizing of big business, aging, etc. many properties throughout the County have been abandoned or in disrepair. As an example ten (10) properties were mapped along County Rd. 10, in the towns of Preston and Norwich. The properties have been abandoned or in major disrepair. One property will be sold at the County tax sale, another is owned by a bank and some are long distance owners or have been for sale with little or no maintenance.

Discussion:

Supervisor Seneck commented the Town of Guilford has been actively evaluating abandoned properties along with County Code Enforcement, resulting in some demolition. He suggested each town should consider making an inventory of abandoned or derelict housing, working with County Code Enforcement. This is not just a local problem it affects the entire County. If this moves forward there may be a need for additional staff in County Code Enforcement as they provide service to a majority of the towns. Supervisor Seneck suggested checking on potential NYS grant funds to offset the cost.

Mr. Guinn commented on the loss of active dairy farms throughout the County and concern about loss of large tracts of land, buildings in disrepair, etc.

Mr. Romahn commented the Town of Oxford has expressed similar concern and is working on a Farmland Protection Plan, to avoid or limit subdivision of the large tracts of farmland. There is the possibility many of the farms may change from dairy to beef or other agriculture uses.

Ms. Chirlin commented bank owned properties often allow the properties to become derelict and will not release them for sale which adds to the problem.

Discussion continued on how the change in demographics has had a major effect on the County.

Privilege of the Floor:

Mr. Thomsen reminded everyone to sign up for the NYSDOS training, May 5th.

Mr. Beadle stated there has been a slight increase in Real Estate sales in the area, primarily median priced housing is selling.

Sup. Grace stated residents in the Town of Columbus voted on the repairs and continued use of the Columbus Town Hall building. The majority were against moving forward with the major cost of repairs. Since the vote, a wall is nearly collapsed and there are major electrical problems. At this point a decision will be made to either sell or demolish the building.

With no further comments or business, the meeting was adjourned at 8:35 a.m.

NEXT MEETING: Tuesday, May 10, 2016 at 8:00 a.m.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
May 10, 2016
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 Tom Grace, Sup. Sally Chirlin Paul Romahn Ted Guinn Perry Owen	Chris Lyons George Seneck, Sup. Michael Flanagan	Donna Jones, Planning Director Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier	Alex Larsen Bob Davis Bruce Beadle

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:07 a.m.

Old Business:

Planning Board Minutes:

Mr. Romahn motioned to approve the April 12, 2016 minutes; second by Mr. Owen. Members voted all ayes, motion approved.

Mr. Guinn motioned to approve the 239 minutes from April 12, 2016; second by Sup. Seneck. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones stated the SEQR Lead Agency hearing was yesterday at the Board of Supervisors meeting. There were no comments. At the meeting, Sup. Grace commented afterwards on the inclusion of the Constitution Pipeline in the Plan even though it was denied by NYSDEC. He also suggested inclusion of the SolarCity application through the City of Norwich. The Full Board wants a letter written to the Governor regarding alternatives to the Constitution Pipeline project. Next month the Board will vote on the negative declaration with possible adoption in July. Each Supervisor was supplied a printed copy.

Sup. Seneck suggested writing a letter to the new Supervisors about the process of updating the Plan. Some comments on the Plan may come during the actual public hearing. The position on the Constitution Pipeline may change if there is a change in Governor's.

Mr. Butler stated page 7 describes the process. Ms. Jones recalled the start of the update started many years ago involving multiple Planning Directors.

Mr. Owen passed around the Town of Fenton Newsletter which is a great example of public input and participation. A comprehensive plan is very dry for someone with no interest in it.

Consultant's Report

Mr. Palmatier reported on the following:

- Emkey is officially bankrupt. The sale of assets will occur on the 26th. There could be a couple of bidders including one local business.
- LNG to Chobani is still an option with discussion about the possibility of Chobani expanding.
- Sup. Brown asked the Board for a resolution to comment on the Constitution Pipeline. A regional group is working on supply issues. SUNY Oneonta paid \$480,000 for fuel oil because NYSEG's supply is short.

- Constitution and Williams is probably going to end up suing NYSDEC over their decision
- The next Oxford Entrepreneurship Program will occur on Monday at 7:00pm about starting and growing a business. There will be three speakers.
- There are 17 students involved with the Youth Employment program. They have found the students have been absent less and their grades are up by about a letter grade. The next step is to connect students who have already graduated with jobs in line with what they are going to college for.
- Town of Preston Sup. Flanagan and Town of McDonough Sup. Canor will be meeting with NYSDEC regarding Bowman Lake on Wednesday. They will be discussing the economic impact of this purchase and also the potential uses should it continue to go through. Some options could be multi-use trails, horse trails, etc. There is also discussion about adding three-phase power down County Road 10 which is probably a \$1 million job.
- Unadilla Valley Youth Employment program is doing well. Some businesses have been contacting Mr. Palmatier about job openings. They have decided to do a “job of the week” announcement on the morning program. BOCES may take this regionally.

Mr. Guinn stated the sales tax of additional campers would never outweigh the loss in land taxes. Mr. Palmatier gave examples of other locations including Fourth Lake south of Lake George and Brookfield State Park. Some have opened bed & breakfasts along with tack shops to cater to horse owners. A lot of people going to Brookfield are from Colgate University. Camping is no longer what it used to be. Tents used to be the most common way to camp but now seems to be RV's.

Airport Day:

Mr. Butler invited County Planning Board members to Chenango County Airport Day on Saturday, June 11th and listed the various events and displays.

Mr. Owen suggested having helicopter rides at the next event. There are some great views near Hillcrest.

Privilege of the Floor:

Sup. Grace reported on the town hall discussions. A meeting will be held on Thursday with the public and will go on the market Friday if there is no tangible solution at the meeting. He reiterated his suggestion at the Board meeting to update the Energy section of the Comprehensive Plan.

Ms. Jones stated the Plan was already printed at a cost of \$800 and would then have to be reprinted again if there were to be any changes. The plan is a living document and addendums could be added as needed. Mr. Butler added the events requiring edits occurred during the approval process.

Mr. Guinn suggested dedicating one meeting a year to reviewing the plan, noting any changes to make it easier when an update is due. Each year's changes could be posted every July.

Mr. Owen attended a drug enforcement training last week about how to recognize and what to do if you see something. He was disappointed at the lack of attendance and was astounded at the information and the differences between all of the drugs. Ms. Jones added there was a discussion on MPR this morning.

Ms. Chirlin asked if solar panels are going up in-lieu of fracking. Mr. Fogarty stated he has had a panel for three years. His electric bill is usually \$0 to \$16 and sells back about 20% of what is produced at wholesale price. He was pleased at the discussion and analysis by the Board of Supervisors to the proposed Solar City project and the transparency of their thought process. The panels at his home would have cost \$48000 but the tax breaks allowed it to be purchased at \$8000. The break-even point is about four years.

Ms. Chirlin asked what the discussion about the landfill was about and what happens when a panel needs to be taken down. Mr. Fogarty stated it had to do with the seepage from the landfill and the monitoring. Panels are much more recyclable these days.

Mr. Owen asked about the efficiency during winter weather. Mr. Fogarty stated a cloudy day enhances production because the radiation bounces back off the cloud and back to the panel again. It is easier when the panel is on the posts rather than on a roof because it's easier to clear. Overall it has been a very good investment.

With no further comments or business, the meeting was adjourned at 8:52 a.m.

NEXT MEETING: Tuesday, June 14, 2016 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

DRAFT

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
June 14, 2016
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 George Seneck, Sup. Tom Grace, Sup. Sally Chirlin Paul Romahn Alex Larsen	Bob Davis Bruce Beadle Chris Lyons	Donna Jones, Planning Director Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier	Michael Flanagan Ted Guinn Perry Owen

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:08 a.m.

Old Business:

Planning Board Minutes:

Mr. Romahn motioned to approve the May 10, 2016 minutes; second by Sup. Seneck. Members voted all ayes, motion approved.

Mr. Romahn motioned to approve the 239 minutes from May 10, 2016; second by Sup. Seneck. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones commented on the SEQRA Public Hearing for County Comprehensive Plan at the County Board of Supervisors meeting June 13, 2016. There were no comments from the public. However, Town of Columbus Supervisor Thomas Grace, voiced concern that the section relating to the Constitution Pipeline be omitted, as at this time NYSDEC has not granted a permit to proceed, in addition the City of Norwich Solar Project should be included as there are indications it may be still moving forward. Ms. Jones advised the Board of Supervisors that the County Comprehensive Plan is a snapshot of time that has the potential to change and will require periodic updates. At this time the SEQRA process is to move the process forward on the document as written. The final SEQRA Public Hearing will be at the July 11, 2016, Board of Supervisors meeting, at which time the Board will vote to adopt or reject the plan as written.

Supervisor Seneck reminded the County Planning Board members that at a previous meeting the Planning Board members had agreed to an annual work session to update the County Comprehensive Plan.

Mr. Lyons made a motion: **“To Publish the Chenango County Comprehensive Plan as is and update annually”**, second by Ms. Chirlin. Members voted all ayes.

Ms. Jones commented on visiting the Town of Bainbridge Planning Board last week to discuss training and the update of their Town Comprehensive Plan. She plans to return in July.

Consultant’s Report

Mr. Palmatier reported on the following:

- The auction for the Emkey assets was June 13, 2016. Minard Run Oil Company was the high bidder and will take title of properties auctioned in Chenango County. Minard Run is the oldest oil company in the United States, headquartered in Bradford County, PA. Mr. Palmatier stated he will be contacting Minard

Run to update their management on the previously discussed pipeline projects to supply natural gas to Raymond Corporation in Greene; the Village of Sherburne projects; and Chobani in Columbus.

- Chenango Memorial Hospital (CMH) is proposing an upgrade of their facility and operations. Mr. Palmatier will be working with Chenango County Planning Department to provide any mapping or pertinent information to assist in moving the project forward.
- The Workforce Development program continues to move forward. DCMO BOCES is developing plans to focus on Veterinary Training, Advanced Manufacturing skills, and Aircraft manufacturing skills. To maintain and secure employment in the immediate area it is important to teach students the basics of how to be job ready after graduating from their perspective programs. Local business leaders will be invited to participate in the Workforce projects to share their expertise. A representative for Raymond Corporation currently serves on the CTE panel.
- Unison plans to develop a program to reduce the time, from concept to prototype, from an average of 45 days to 15 days, using 3D printing and a concept similar to STEP NC (machine tool control process that captures both part geometry and process). This will be part of a larger manufacturing process improvement program using the recent GE model.
- Unadilla-Valley School District recently conducted College/Career Days. All available job opportunities at the seven (7) largest employers in Chenango County were reviewed by interested students. Students also took part in a willow planting program on the island behind the school. A grant was secured for the project and the willow wood chips will ultimately be sold to Colgate University for bio-mass.
- Oxford School District is researching a grant to establish a Hydroponic Greenhouse project.
- Finger Lakes Technologies Group (FLTG), a telecommunications service provider has been in discussion with County representatives and various large companies in the County to upgrade availability of fiber-optics to service their company. They have been in discussions with Chenango Memorial Hospital to house FLTG systems back-up equipment at their facility.
- Discussion continued on previous machine shop programs at DCMO BOCES and the potential of a Basic CNC (Computer Numeric Control) machine training program.

Workforce Development is not a tool to reinvent the wheel but to expand upon work basics and utilize the expertise available from all the various companies.

Mr. Lyons, a Raymond Corporation employee, commented there is considerable employment turnover, often due to shift work.

Mr. Davis commented that BOCES programs were initially designed for manufacturing but shifted to more service oriented programs, now the trend is to shift back.

Privilege of the Floor:

Sup. Grace reported on the Columbus town hall discussions. Mr. Huot, a resident in the Town of Columbus, is working on securing a Not-for-profit group to save the historic town hall building. Chobani has expressed some interest in supporting the project.

With no further comments or business, the meeting was adjourned at 8:48 a.m.

NEXT MEETING: Tuesday, July 12, 2016 at 8:00 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
July 12, 2016
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 George Seneck, Sup. Tom Grace, Sup. Sally Chirlin Alex Larsen	Bob Davis Chris Lyons Michael Flanagan Ted Guinn Perry Owen	Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier Kenneth Fogarty Peter Hudiburg Trellan Smith Annette Pfannensteil Canice Paliotta	Donna Jones, Planning Director Paul Romahn Bruce Beadle

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:05 a.m.

Old Business:

Planning Board Minutes:

Sup. Seneck motioned to approve the June 14, 2016 minutes; second by Mr. Davis. Members voted all ayes, motion approved.

Sup. Seneck motioned to approve the 239 minutes from June 14, 2016; second by Mr. Davis. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Mr. Butler commented on the Public Hearing and vote to approve the Chenango County Comprehensive Plan at the July 11, 2016 County Board of Supervisors meeting. Several Chenango County residents were given an opportunity to voice their concerns and suggestions relating to the County Comprehensive Plan during the Public Hearing prior to the Supervisors vote. Initially a motion was made at the Board of Supervisors meeting to table the final vote on the County Comprehensive Plan, this motion did not pass the vote of the Board of Supervisors. A motion was made to accept the County Comprehensive Plan as written. The Chenango County Comprehensive Plan was approved by the majority of the Chenango County Board of Supervisors.

Mr. Flanagan asked Mr. Butler if the comments at the Public Hearing will be summarized. Mr. Hudiburg also asked if written comments will be included. Mr. Butler stated all comments provided at the Public Hearing will be included.

Mr. Fogarty voiced concern about grammatical and spelling errors in the County Comprehensive Plan and inaccurate information relating to a reference to Harper College and the SUNY system. Mr. Thomsen reiterated that acceptance of the Chenango County Comprehensive Plan has been approved and the Chenango County Planning Board members, at the June 14, 2016 meeting, voted to review and update the plan annually. All comments submitted will be addressed in an annual addendum to the plan.

Consultant's Report

Mr. Palmatier reported on the following:

- DCMO BOCES is in the process of interviewing candidates for the Administrator position. BOCES is also considering the potential of offering an Air Craft maintenance program in conjunction with Rome Air Base. This would provide an opportunity to work on the 707 and Learjet Planes housed at the facility. Students may also have an opportunity to participate in the Mohawk Valley Community College "Drone" program in addition to the advanced manufacturing programs at Raymond Corporation and Unison. Several opportunities may be available for Chenango County students.
- Minard Run Oil Company, headquartered in Bradford County, PA, was the high bidder at the, June 13, 2016, auction of the Emkey assets. Mr. Palmatier stated he has contacted Minard Run administration to discuss the previously planned natural gas pipeline to supply proposed projects at the Raymond Corporation in Greene; the Village of Sherburne; and Chobani in Columbus.
- Norwich Aero Facility is still a potential, viable manufacturing site, with the prospect of flood mitigation which is dependent on the purchase of approximately an 8ft strip of land from the adjacent McDonald's property.
- Several School Districts in the County are actively working to develop various training programs for their students, similar to the successful Robotics program. DCMO BOCES is discussing an entrepreneurship program with potential competition between area High Schools. The main prize would be funds to be used for start-up of the winning business proposal.
- Chenango Memorial Hospital (CMH) continues to explore future prospects for efficient future operations. A recent population study of the area indicates for CMH to remain viable there could be a potential loss of services at the facility. Demographics is the key to providing effective operations.
- Clifford Olin, Olin Capital Advisors, Inc. recently prepared a report "The Lifestyle Business Owner" projecting the number of businesses that will be for sale by the "Boomer" generation and the lack of younger, upcoming entrepreneurs with the expertise to move into an established businesses.
- Cypress Creek Solar Company recently sent out letters and information on leasing properties with the potential to site solar farms in Chenango County. The company is proposing \$ 1120/acre per year for 20 years. Properties for consideration are in close proximity of access to power stations or three phase electric lines. Mr. Palmatier expressed concern the company may strip forest and mature trees from proposed sites. Mr. Butler stated there may be a site proposed in the Town of Smithville. Mr. Flanagan stated his employer, The Chazen Company, has been actively involved with 6-10 proposed solar projects in Upstate NY towns. Discussion continued about Solar Farms regarding: potential for non-profits; issues with bankruptcy leaving the landowner with the burden of clean up; etc. Mr. Flanagan added that one municipality they worked with required the Solar Co. to establish an escrow account should there be any future problems with a company leaving the town with the responsibility of dismantling the system.

Privilege of the Floor:

Mr. Hudiburg referenced the free publication "Green Energy Times" a Vermont newsletter as a resource for potential solar projects. This may be a useful tool for projects that may interest area high school students not interested or involved in robotics or other potential entrepreneur programs.

Ms. Smith agreed with Mr. Palmatier there should be no properties stripped of mature forests to accommodate solar sites. Ms. Smith expressed concern that the County Comprehensive Plan did not involve a Citizen Committee. She proposed that the County consider hiring a consultant, possibly Philip Hofmeyer, Natural Resources Management & Renewable Energy instructor at SUNY Morrisville to work with a Renewable Energy/Energy Efficiency Volunteer Citizens group to research and capture job growth opportunities in the energy field.

Dr. Pfannensteil reaffirmed Ms. Smith's proposal to support renewable energy education and opportunities in the County in collaboration with SUNY Morrisville through grant programs.

Supervisor Grace asked for an update on the Broadband project in Chenango County. Mr. Palmatier commented on the recent discussion with Finger Lakes Technologies Group, Inc., the company hired for the project. They were provided with a list of potential business contacts, in addition to DCMO BOCES which they have been actively pursuing as future customers in the area. They have also been working with Chenango Memorial Hospital to house their switching system which must be in a location with 24/7 access. The NYS Rte. 12 is wired while extending to rural areas is more difficult. Discussion continued if an antenna system would be beneficial and Mr. Hudiburg questioned if FM frequency could be utilized. Mr. Palmatier state FM would is under Federal control.

Mr. Larsen provided an update on repairs to the NYS&W Railroad project, contracted to Frontier Railroad Services. The project continues to move forward with a completion date expected in June 2017. Primary funding for the project was provided through various entities: Federal, State DOT, and NYS&W owners.

Mr. Flanagan questioned if feedback was available on the output of the existing Monolith Solar Project in the T. Smithville. Mr. Butler stated the initial plan was for Monolith Co. to install a meter box in the Smithville Town Hall tracking energy output from the project. At this time, that has not happened. Mr. Flanagan stated he will be visiting the Town of Baldwin, Chemung County, to discuss a potential solar facility. Discussion continued on solar site regulations. They do not require NYSDEC approval relating to water run-off regulations, as the panel posts are considered temporary and not impervious to the site. Minimal mowing is required at the site. Mr. Palmatier also referenced resources for energy projects through “Cleaner Greener NY” and the Consolidated Funding Applications (CFA) for funding. July 29, 2016 is the deadline to submit a CFA for this round of project funding. CFA checklists are available for review of similar projects that may be helpful when completing an application.

Mr. Owen commented on the “Solar Impulse”, a solar powered aircraft project, in addition to other potential renewable energy projects. The primary drawback has been solar energy storage. The wood pellet industry has been booming utilizing scrub land wood products. The industry is concerned about lag time from harvest to new growth.

Mr. Davis asked about this year’s military Innovative Readiness Training (IRT) scheduled at the Norwich High School, July 15-24, 2016. Mr. Butler stated all the medical services will be available to walk-in customers. The Dental and Vision Services are appointment only and full at this time with a waiting list. The Veterinary services for spay/neuter are also full, however rabies vaccination are available for walk-in. Cortland County is hosting the “Healthy Cortland” IRT program during the same time period. Mr. Owen commented on the IRT history and how in some ways it is similar to the “MASH” T.V. series in the 1970’s.

Mr. Fogarty commented on how solar panels have benefitted him personally. He sells back approximately 20-30% of the solar energy generated to NYSE&G. Mr. Fogarty would be interested in participating in an “Energy Committee” and with consideration given to small business consulting. He agreed with Ms. Smith it would be beneficial to reach out to SUNY Morrisville for education and support relating to renewable energy projects. Mr. Fogarty also commented on the recent NYS decision to allow HEMP growing projects in the state. This renewable product could be a beneficial resource for the pellet industry.

With no further comments or business, the meeting was adjourned at 9:05 a.m.

NEXT MEETING: Tuesday, August 9, 2016 at 8:00 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
August 9, 2016
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 George Seneck, Sup. Sally Chirlin Alex Larsen Paul Romahn	Bob Davis Chris Lyons Ted Guinn Perry Owen	Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier Peter Hudiburg Canice Paliotta Mi By Kim Steve Ellsworth	Donna Jones, Planning Director Bruce Beadle Tom Grace, Sup. Michael Flanagan

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:08 a.m.

Old Business:

Planning Board Minutes:

Mr. Guinn motioned to approve the July 12, 2016 minutes; second by Mr. Romahn. Members voted all ayes, motion approved.

Sup. Seneck motioned to approve the 239 minutes from July 12, 2016; second by Mr. Davis. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Mr. Butler presented a draft copy of the Comprehensive Plan Comment/Edit Request Form for review and comments from the Planning Board members and the County Planning Committee. The final approved form will be available to the public on the County Website, in the County Planning Department or upon request as a resource to submit comments, updates, etc. for the annual update of the County Comprehensive Plan. Mr. Romahn motioned to approve the draft Comment/Edit Request Form, as written, and submit to the County Planning Committee for final approval; second by Sup. Seneck. Members voted all ayes, motion approved.

Consultant's Report

Mr. Palmatier reported on the following:

- Continue working on expansion of the Appalachian Program.
- NYS Consolidated Funding Applications (NYS CFA) have been submitted for: DCMO BOCES Soft Skills program; Warren Eaton Airport Revitalization; Entrepreneur programs and a proposed Meat Processing business in Sherburne.
- Minard Run Oil/Gas Co. has received natural gas usage figures for the NYSERA grant Co-Generation facility proposed in the Village of Sherburne.
- There is a prospective buyer for the Norwich Aero building. A local company is considering the site for future growth.

- Chenango Memorial Hospital (CMH) Long Term Planning Committee continues evaluating its' future position based on the following available statistics:
 - ✓ Transportation and Computer literacy continues to be a problem
 - ✓ Consideration given to establishing Clinics in schools to serve an area population after school hours.
 - ✓ CMH operation and services are based on population served. Chenango County population has dropped since the 2010 Census 50,952 to 49,505 with statistics indicating: 60% of the total County population is 35-65+ yr. old, 20% of this in the 65+ group; 54.2% household income <\$15k to \$50K. Statistically Chenango County is older/poorer than the US and NYS average population, resulting in the prospect of CMH being more dependent on Medicare and Medicaid to sustain their services.
 - ✓ Hospitals are trending toward establishing Insurance Plans and agreements with preferred servers
 - ✓ Increase access to Broadband is a critical component for Telemedicine
 - ✓ Need for computer support to the public, consider a mobile unit for training around the County
- NYS recently allotted \$ 30 Million to fund a Drone/Aircraft Education program. Mr. Owen questioned the prospect of combining such a program with the active Robotics programs in area school districts. Mr. Palmatier commented on the Otselic Valley School District Robotics program. They recently received Lego Robotic kits from DCMO BOCES and the Aero Space Museum in Seattle, Washington. The students have been learning and enjoying the program.
- Commerce Chenango is actively supporting Leadership and Entrepreneur programs in addition to the Start UP NY Program in Broome County.
- Ongoing discussions to develop a "Makers Space" utilizing area machinist skills, electrical engineers, etc.
- BluesFest August 19-20 at the Chenango County Fairgrounds

Privilege of the Floor:

Mr. Hudiburg commented on the increase in roof top solar panel installations in NYS. He personally installed solar at his residence which also provides power for his Chevrolet Volt automobile. 10kwh is ~\$1.30 supplying the equivalent of 40 mpg gasoline.

Ms. Paliotta expressed concern about soil conservation and questioned what the County is doing to encourage small farm operations. **Ms. Kim** expressed similar concern regarding small farm operations and increased role of Farmers Markets. Discussion: Mr. Butler commented this is primarily the role Cornell Cooperation, Agriculture Development and Farmland Protection Committees, which are supported by Ag. Development Micro grants, and County funds supporting Cornell Co-Operative Extension.

Mr. Ellsworth commented on a recent No-Till and limited pesticide use article incorporated by an Ohio farmer since the 1970's. This practice has been successful in retaining the quality of the soil and enhancing the crop. Mr. Ellsworth questioned why the County has not applied for solar incentives to offset energy costs, especially with land available at the Chenango County Correctional facility on County Rd. 46

Mr. Owen commented on the success of the recent Innovative Readiness Training (IRT) program. He commended the volunteers and organizers.

Mr. Davis commented on the increase in dairy farms shutting down in the County. Discussion continued on the excess milk supply, extremely low price per 100 wt., and the loss of a large processing plant near NYC.

Sup. Seneck commented on concerns expressed about encouraging small farms, Farmer's Markets, etc. There needs to be more education and public buy-in of the concept. Communities could consider developing community gardens as an educational tool. Mr. Ellsworth commented the Town of McDonough Community Group secured a grant to purchase locust wood to prepare raised beds for their community garden project.

Ms. Chirlin stressed the importance of voicing concerns at the local town level. The Town Supervisor then has the opportunity to convey any concerns/complaints at the County level. As a rural, agriculture county it is important to encourage more farm related education programs. At this time there are only four (4) School Districts (Otselic Valley, Unadilla Valley, Oxford and Afton), of the thirteen (13) School Districts, serving Chenango County students that have an active Future Farmers of America (FFA) program. Agriculture is not just dairy farms it includes: harvesting/selling timber, maple syrup, Hops, all varieties of vegetables/plants that can flourish in the area. There are numerous opportunities to utilize the land.

With no further comments or business, the meeting was adjourned at 9:15 a.m.

NEXT MEETING: Tuesday, September 13, 2016 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, 2016
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 George Seneck, Sup. Paul Romahn Bruce Beadle Tom Grace, Sup.	Bob Davis Chris Lyons Ted Guinn Perry Owen	Donna Jones, Planning Director Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier Don Westcott John Phillips	Bob Davis Sally Chirlin Alex Larsen Michael Flanagan

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:10 a.m.

Old Business:

Planning Board Minutes:

Mr. Romahn motioned to approve the August 9, 2016 minutes; second by Mr. Guinn. Members voted all ayes, motion approved.

Sup. Seneck motioned to approve the 239 minutes from August 9, August 24, and September 13, 2016; second by Mr. Beadle. Members voted all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones stated the Comprehensive Plan Maintenance Procedures were passed around. These were taken to the Planning & Economic Development Committee last month where they were approved. They have not been placed on the website yet. The comment form has already been placed on the website. No comments have been received.

Ms. Jones spoke to Wells Horton who attended a conference relating to solar energy in Bath, NY. He has offered to attend the November 8th meeting to discuss what he learned. Town Supervisors and Steve Harris will be invited to attend as well.

Mr. Guinn asked if it would count towards our annual training. Ms. Jones stated it would.

Consultant's Report

Mr. Palmatier reported on the following:

- A meeting will be held with Minard Run on Friday to discuss running natural gas to Sherburne for the Co-Generation project and other businesses. Depending on the volume needed it may run to the gas wells in Smyrna.
- Attended the NBAA (aviation association) conference last month to discuss ideas to revitalize the airport.
- Spent considerable time on workforce development. A program will be run with Corning and DCMO Boces using 400+ courses through the Society of Manufacturing Engineers (SME)

Mr. Guinn asked if Baillee Lumber would use the natural gas. Mr. Palmatier stated they wouldn't use enough to warrant the expansion.

Mr. Romahn asked about a pipeline to the Raymond Corporation. Mr. Palmatier stated there is nothing in the works relating to this. Eventually a line may go to Columbus for Chobani.

Meeting Time Change:

Ms. Doing asked if we should change the time of our meetings to 8:15 am to accommodate for the new building security measures. The doors open at 8:10 to the public.

Sup. Seneck made a motion to change the starting time of the County Planning Board meetings from 8:00 am to 8:15 am, seconded by Paul Romahn. Members voted all ayes, motion carried.

Ms. Jones stated a notice would have to go to RC Woodford and into The Evening Sun.

Privilege of the Floor:

Sup. Seneck stated a public hearing will be held to modify the boundary of the Guilford and Norwich Fire Districts on Wahlberg and Aldrich Road. This was discussed back in the 90s but never happened. It would make the response time quicker by allowing them inside the Guilford Fire District.

Mr. Romahn stated Alex Larsen was very helpful on the subdivision in the Village of Oxford relating to railroad crossings for active farmers. There is state law pertaining to this.

Sup. Grace stated the town hall has been deemed surplus and a contract has been signed with Manasse Auctioneers. Land agreements have been signed with some of the neighbors due to previously unknown boundaries. There has been interest by one prominent individual who would like to refurbish the building. Decisions in the past have caused the disrepair of the building. Over time, offices have been removed from the building and placed in newer buildings causing there to be no further need for the building. They currently use a train depot for meetings which came with an endowment to rehab the roof and electric.

Sherburne Slaughterhouse:

Don Westcott and John Phillips representing Residents United Against the Industrial Slaughterhouse (RUAIS) asked to speak about their views on the proposed slaughterhouse in Sherburne.

Mr. Westcott stated they have a petition signed by over 200 people opposing the project. Two pieces of literature were handed out. The proposal is to hire approximately 350 people. Around 65-80% will probably be immigrant employees. They are proposed to process 500 cows per day. This will cause many trucks and other vehicles to pass by. Working conditions will be in cold environments with high odor which are unpleasant.

Mr. Westcott and others went on a tour of the Aberdeen, South Dakota plant. The facility has gone bankrupt multiple times and bought by other companies. The business is hard to run. Most current residents will not want the jobs offered. Aberdeen has a community of 30,000 residents and the company had to go as far as Texas to find employees. Mr. Westcott stated the social impact is important as well.

Ms. Jones stated a 239 Review would be done. The review is based upon General Municipal Law 239 and the guidelines within. The Ag and Farmland Protection Plan was adopted in 2012 with a goal to have a USDA-Certified Slaughterhouse within Chenango County. The Chenango County Comprehensive Plan was adopted in July and includes these goals as well.

Mr. Romahn asked where the workers will find housing. Mr. Westcott stated they will probably build trailers. The imported workers don't always fit in well with the community. Mr. Phillips stated dormitories could be built to

house the workers. Even current farmers use workers from outside the country. These workers often send their wages to their home countries.

Sup. Grace asked if the scale were smaller would he be more in support. Mr. Westcott stated there are already meat processing businesses in the area including Purdys, Nowers, etc. The 300 immigrant workers would overwhelm the small community of 1200 in Sherburne. If the proposal were somewhere else in New York State closer to an Interstate it might be more feasible.

Ms. Jones stated the project is still a proposal and a site plan has not been finalized.

Sup. Seneck asked where the petitioners were solicited from. Mr. Westcott stated they were placed in local businesses and a letter was placed in The Evening Sun.

Mr. Butler asked how many people signed from Sherburne. Mr. Westcott stated he did not know. Ms. Jones asked for a copy of the petitions.

Mr. Beadle asked what the proximity to the Village was. Mr. Westcott stated it would be on County Road 23, approximately a half mile from South Main Street. The blood and manure would end up in the Sherburne Sewage Treatment where the odor would be bad.

Mr. Phillips stated the property is located within the flood zone. Lok-N-Logs previously used the facility and creosol was used to treat the logs. A full environmental study should be done. A phase one has been completed but they do not want to make it part of the public record.

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

NEXT MEETING: Tuesday, November 8, 2016 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Senior Planner.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
November 8, 2016
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 George Seneck, Sup. Paul Romahn Bruce Beadle Tom Grace, Sup. Sally Chirlin	Alex Larsen Michael Flanagan Bob Davis Chris Lyons Ted Guinn Perry Owen	Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier Peter Flanagan, Sup. Kenneth Fogarty Canice Paliotta	

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:20 a.m.

Old Business:

Planning Board Minutes:

Mr. Romahn motioned to approve the October 12, 2016 minutes; second by Mr. Guinn. Members voted all ayes, motion approved.

Mr. Davis motioned to approve the 239 minutes from October 12, 2016; second by Sup. Seneck. Members voted all ayes, motion approved.

New Business:

Solar Training Presentation:

Guest speaker Mr. Wells Horton, Town of Columbus Planning Board, provided an overview of a recent public relations training he attended, in Bath, NY, relating to “Planning/Zoning for Solar”, offered by NY Sun PV Trainers Network. SUNY Delhi is the NYS outlet for this program.

Information discussed included the following:

- To meet NYS annual goal to generate 3 gigawatt of solar energy within ten (10) years would require approx. 18,000 acres of solar panels, this area includes ground installations, roof tops, etc. where panels can be safely and effectively located. Types of installation include: Residential, Community Shared, Commercial grade. Community Shared must be in same Solar Region. Wholesale price purchase to grid, net pricing during the year.
- Major benefit: Net metering involves two (2) meters, one forward, and one back. NYSE&G has a fixed charge ~ \$16.00/mo. to cover the connection charge, either way. Billing has anniversary month. Disadvantage is no electricity generated once snow settles on panels.
- Tax credits, extended through 2022; Cash incentives also available through 2023; and Grants could compensate ~ 1/3 of the cost. Cost of installation has decreased but still not competitive.
- Property tax exemptions available on solar and other renewables. Assessment issues still developing. Town/Village can opt out from the exemption, however this could deter commercial companies. A community does have the option to enter into a commercial company PILOT program for 15 years.
- Land Planning Component:
 - ✓ Communicate plans effectively;
 - ✓ Develop policy including component in Comprehensive Plan.
 - ✓ Land must still maintain grass cover per NYSDEC Stormwater Control guidelines
 - ✓ Zoning important, limits on Site Plan regulations. NYS has model Solar Zoning Ordinance addressing: Homeowner, Community, Onsite and Commercial.
 - ✓ SEQRA required

- ✓ Address issues of leasing or owning land
- ✓ Towns establish escrow for removal of Solar Farms, if no longer effective after 25 year panel life. This may not be legal in NYS.

Discussion:

- Concern if problem with glare from the solar panels. Response: If there is a problem screening is available.
- Loss of land for agricultural use and maintenance of grass surface. Response: Sheep farming has been beneficial in solar panel field areas to keep grass low while utilizing the land.
- Question if placement of solar panels for a Shared Community project on a City lot? Response: This would be a zoning issue.



301 CDG Steuben (1).pdf



Steuben Planning and Zoning 8.24.16

Mr. Horton shared the following complete presentation:

Consultant's Report

Mr. Palmatier reported he continues working on the following:

- Corning Incorporated, Oneonta, NY, moving forward with utilizing Society of Manufacturing Engineers (SME) tooling program training.
- Rural Transportation issues support through NYSDOT 5311 funding.
- V. Sherburne access to natural gas to power Micro-grid cogeneration in addition to utilizing waste heat generated by Egg Low production and the Sherburne Dog Food factory operations.
- Establishing 5-Root Issues in Chenango County. Employment opportunities do not appear to be the main issue, based on number of jobs available around the County.

Privilege of the Floor:

Mr. Owen questioned if there was any information relating to the NYSE&G proposed natural gas pipeline upgrade to 12", supplying natural gas to Oneonta. Mr. Palmatier stated the cost to install a natural gas line is ~ \$2 million per mile and they may be acquiring additional right of way. Otsego County has been working with NYSE&G and the Public Service Commission to resolve potential problems of access to adequate NG supply.

Mr. Beadle questioned a recent newscast about increased earthquakes and tremors in Oklahoma. Mr. Palmatier stated this is not a result of natural gas hydraulic fracturing, but waste water injection wells.

Mr. Lyon stated the County Clerk's office has started notifying municipalities when a subdivision is filed.

Sup. Grace stated the Columbus Town Hall building was purchased by Robert Huot for \$10,000. Mr. Huot plans to restore the building as the Carol Kinney Memorial LLC building. The closing on the property is scheduled in 30 days.

With no further comments or business, the meeting was adjourned at 9:15 a.m.

NEXT MEETING: Tuesday, December 13, 2016 at 8:15 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
December 13, 2016
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 George Seneck, Sup. Paul Romahn Bruce Beadle Tom Grace, Sup. Sally Chirlin	Alex Larsen Bob Davis Chris Lyons Ted Guinn Perry Owen	Shane Butler, Sr. Planner Rena Doing, Planner	Stephen Palmatier Canice Paliotta Donald Westcott	Michael Flanagan

Chairman Thomsen called the monthly County Planning Board meeting to order at 8:20 a.m.

Old Business:

Planning Board Minutes:

Mr. Guinn motioned to approve the November 8, 2016 minutes; second by Mr. Davis. Members voted all ayes, motion approved.

Mr. Romahn motioned to approve the November 8, 2016 239 minutes; second by Mr. Davis. Members voted all ayes, motion approved.

New Business:

Mr. Butler reported on the availability of a “Support and Development of Rural Transportation and Mobility Services” Grant for \$18,750. Mr. William Wagner, Director, Mobility Management of SCNY presented this proposal to Chenango County Planning and Development, as an opportunity to prepare a plan encompassing the need of sustainable transportation for Chenango County residents to access employment, medical services, etc., in addition to promoting the “Get There” program currently serving transportation needs in Chenango County.

Mr. Wagner will be presenting at the Chenango County Planning Committee meeting on January 10, 2017, outlining a proposed plan at the Raymond Corporation. A Federal Grant will provide a van to Raymond Corporation to be assigned to a Raymond employee designated to pick up and return employees in need of transportation for their work shift. During the employee work shift the van will be utilized to transport individuals, in the immediate area, to medical appointments. This concept addresses grant guidelines assisting County residents with transportation to work, increasing their income, and availability to medical transport.

Mr. Palmatier provided Chenango County Planning Department with a list of potential employee addresses registered in the “Work Force” program. Utilizing one of the County mapping programs the list of addresses was mapped to provide a visual of the location of potential employees that may be in need of transportation. This could be an essential tool for determining the most beneficial transportation routes for providing transportation service.

Consultant’s Report:

Mr. Palmatier reported on the following:

- DCMO BOCES has received \$ 178,000 SNAP funds for DCMO BOCES clients work programs. To accommodate local residents with limited access to transportation it has been suggested that space in the Chenango County Office Building may be available for short classes relating to “Customer Service” and “Basic Manufacturing”. This could provide an opportunity for a coordinated effort with the Chenango

County Behavioral Health Department to assist with clients that may require the support of Behavioral Health staff.

Privilege of the Floor:

Mr. Guinn commented on the recent article “New York State Addresses Vacant & Abandoned Properties” in the Talk of the Towns & Topics magazine outlining the recent NYS “Abandoned Property Neighborhood Relief Act of 2016” effective Dec. 20, 2016. Discussion continued on the topic and responsibility of lending institutions relating to properties in foreclosure.

Ms. Chirlin commented on a recent meeting relating to growing HEMP in NYS. Chenango County sent a Resolution to NYS Legislators supporting HEMP Production. If anyone is interested in growing HEMP it may be beneficial to contact NYS Assemblywoman Donna Lupardo. Discussion continued relating to availability of Broadband service in Chenango County and the 2020 Broadband Study presented to the Chenango County Board of Supervisors.

Mr. Palmatier commented on Broadband technology updates utilizing NYSE&G Electric lines and Finger Lakes Technology Group installation of fiber optics along the NYS Rte. 12 corridor, which at this time is primarily available to commercial businesses along the route. The Finger Lakes Data Control Center is proposed to be housed in the Eaton Center.

Mr. Larsen provided an update on the progress of the NYS&W railroad reconstruction. The majority of the rail work is complete. NYS&W will be working on signal controls and crossings.

Guests:

Ms. Paliotta commented on the need to extend availability of Broadband services to the public. It is an important tool for: accessing Homeland Security information/notifications, assist Realtors/Marketing, Medical information, etc. Ms. Paliotta recommended establishing a committee to move forward with this project.

Mr. Westcott provided information and an update on the proposed Industrial Slaughterhouse in the Town of Sherburne. The primary concerns proposed by the Citizens Group Opposed to the project are: Property values; Addition of truck traffic through the NYS Rte. 12 & 80 corridors; and Communication with a potential Migrant work force. The Town of Sherburne Planning Board is conducting a work session this evening to discuss the continued review process. Access to the information will be made available in the Planning Department Office.

With no further comments or business, the meeting was adjourned at 9:05 a.m.

NEXT MEETING: Tuesday, January 10, 2017 at 8:15 a.m.