

Town of Delaware Planning Board
April 20, 2016
Regular Meeting

Members present:

Terry Zieres
Warren Blumenthal
David Peters
Kara McElroy

Also present: Lillian Bauernfeind, Secretary; Jim McElroy, Building Inspector/Code Enforcement Officer

Minutes of the March 16, 2016 meeting were approved on motion of Mrs. McElroy, seconded by Mr. Peters and carried unanimously.

Mr. Zieres read a letter of resignation from Gerald Euker, and his appointment by the Town Board as Chairman is effective immediately.

New York Land & Lakes Development, SBL: 28.-1-39.32:

Motion to open the public hearing for New York Land & Lakes Development, SBL: 28.-1-39.32 was made by Mr. Peters, seconded by Mrs. McElroy and carried.

Alan Lord, representing New York Land & Lakes Development, briefly described their proposed action to subdivide 60.81 acres into 8 building lots, along with 1.7 acre parcel to be conveyed to the Kenoza Lake Homeowners Association. All lots will front on existing roads owned by the Kenoza Lake Homeowners Association and purchasers will be required to be a member of the Association. Parcels will be sold as vacant land for the purchasers to decide if and when they will build.

Motion to close the public hearing by Mr. Blumenthal, seconded by Mr. Peters and unanimously carried.

Mrs. McElroy made motion to accept the negative declaration, seconded by Mr. Peters and carried unanimously.

Motion to approve the subdivision by Mrs. McElroy, seconded by Mr. Peters and carried unanimously.

Foster Manor Properties, SBL: 28.-1-10:

Sims Foster, representing Foster Manor Properties, containing 54 acres located at 5762 State Route 52, Kenoza Lake, New York.

Mr. Foster presented the Board with a conceptual site plan for the renovation of the existing

building into an 18 room inn and restaurant, construct 12 rental cabins, swimming pool and related infrastructure on site, for a site plan review.

Mr. Blumenthal made motion to accept for review, seconded by Mr. Peters and carried unanimously.

Guiseppe Randazzo and Michael Mount, SBL: 6.-2-3.1, SBL: 16.-2-4, SBL: 16.-2-6:

George Fulton, representing Guiseppe Randazzo and Michael Mount, presented a two lot improvement located on Viaduct Road and Starks Lane.

Parcels A and B, tax parcel 16.-2-4 formerly owned Sykes to Randazzo (0.87 acres total). This plot improves adjoining tax parcels by splitting said .87 acre parcel into Parcel A (0.57 acres), which shall become part of lands of Randazzo, SBL: 16.-2-6 (1.43 acres) thereby forming one combined tax parcel containing 2.00 acres. Parcel B (0.30 acres) shall be conveyed to be part of lands of Mount (0.62 acres) thereby forming one parcel of 0.92 acres.

Motion to approve by Mrs. McElroy, seconded by Mr. Peters and unanimously carried.

Commercial Solar Systems:

Jim McElroy advised the Board of his concerns about the present commercial solar system regulations addressed in §608.5 of the Town of Delaware Zoning Law

After a brief discussion a proposed amendment was agreed upon, entitled §608.5.1 Commercial Solar Systems.

Motion to accept by Mr. Peters, Mrs. McElroy seconded; motion carried unanimously.

Xzerta Energy Group LLC, SBL: 2.-1-9.1:

Richard Winter of Xzerta Energy Group LLC presented a special use permit for a 208 acre lot located at the intersection of Baer Road and State Route 97, Callicoon, New York.

The purpose of the request being the construction and operation of a 2.0 megawatt AC photovoltaic solar generation facility.

The preliminary plan of development includes guidelines for the design, construction, operation, maintenance and decommissioning of the project.

Motion to accept for review by Mrs. McElroy seconded by Mr. Peters; motion carried unanimously.

Motion to adjourn by Mr. Peters, seconded by Mr. Blumenthal; all in favor.