

HERKIMER COUNTY PLANNING BOARD

COUNTY OFFICE BUILDING • HERKIMER, NEW YORK 13350

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MINUTES

Herkimer County Planning Board
Monday, February 26, 2024

The Herkimer County Planning Board (HCPB) met in person on February 26, 2024, and the meeting was called to order at 12:01 p.m.

The following persons were present:

Les Stephens, HCPB Chairman

Donna Salamone, HCPB Member

Robert Drummond, HCPB Member

Robyn Cadwell, HCPB Member

Jeff Rehler, HOCCPP Staff

A motion was made by Robert Drummond and seconded by Donna Salamone to approve the minutes from the Monday, January 22, 2024 meeting. The minutes were approved unanimously.

Parent - 2406 South Shore Rd, Town of Webb (GML 239 Referral)

HCPB reviewed a 2-lot boundary line adjustment application. Noting the low potential for countywide impact, Donna Salamone motioned for “No Recommendation”. Robyn Cadwell seconded, and the motion passed with all in favor.

Maple Ridge Holding LLC - 3022 State Rt 28, Town of Webb (GML 239 Referral)

Members reviewed a conditional use permit application for a mixed-use reuse project including 16 residential units and retail space. The Board discussed the need for additional housing in the Town and noted the project involved the renovation of an existing structure. Citing no likely countywide impact, Robert Drummond motioned for “No Recommendation”. Donna Salamone seconded and the motion passed with all in favor.

Mayer - 1510 Big Moose Rd, Town of Webb (GML 239 Referral)

Members reviewed a conditional use permit application for the construction of 6 cabins to replace a former inn, allowing continued use of the site as tourist accommodations. Robyn Cadwell motioned for “No Recommendation” as to final action. Donna Salamone seconded and the motion passed with all in favor.

Ransom Spring Solar LLC/Nexamp Solar Inc - 207 Kilts Hill Rd, Town of Fairfield (GML 239 Referral)

HCPB reviewed a proposed site plan for construction of a solar facility. The Board discussed the lack of an Agricultural Data Statement, Stormwater Pollution Prevention Plan (SWPPP), and Decommissioning Plan accompanying the application. Members also discussed the need for the Town to request the applicant clarify proposed impacts to wetland areas. The Board decided to attach comments related to the missing documentation and proposed development in wetland areas. Robyn Cadwell motioned for “No Recommendation”. Robert Drummond seconded and the motion passed with all in favor.

Matthew Chaloux/MedEd LLC - South Shore Rd, Town of Webb (GML 239 Referral)

Members reviewed a conditional use permit application for construction of 12 apartment units. The Board discussed the need for additional housing in the Town and need to ensure the County Highway Department was informed of the project for any municipal water/sewer concerns. Citing no likely countywide impact, Robert Drummond motioned for “No Recommendation”. Robyn Cadwell seconded and the motion passed with all in favor.

Mercer - 316 Hollywood Rd, Town of Webb (GML 239 Referral)

HCPB reviewed an area variance application for allowing the expansion of a residence to encroach upon required setbacks. Noting the low potential for countywide impact, Robyn Cadwell motioned for “No Recommendation”. Donna Salamone seconded, and the motion passed with all in favor.

Burnetsfield Solar/Nexamp Solar Inc - 809 E Monroe St, Town of Manheim (GML 239 Referral)

HCPB reviewed a conditional use permit for construction of a solar facility. The Board discussed impacts to agriculturally productive land and the proposal for two separate developments. Robert Drummond motioned for “No Recommendation”. Robyn Cadwell seconded and the motion passed with all in favor.

Beebe - 369 Hoke Rd, Town of Warren (GML 239 Referral)

Members reviewed a 2-lot minor subdivision application. Citing no likely countywide impact, Donna Salamone motioned for “No Recommendation”. Robyn Cadwell seconded and the motion passed with all in favor.

Other Business

The next meeting of the Herkimer County Planning Board is scheduled for March 18, 2024 at noon and will be held in person. There being no further business, the meeting was adjourned at 12:24 p.m.