

# HERKIMER COUNTY PLANNING BOARD

COUNTY OFFICE BUILDING • HERKIMER, NEW YORK 13350

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## MINUTES

Herkimer County Planning Board

Monday, October 21, 2024

The Herkimer County Planning Board (HCPB) met in person on October 21, 2024 and the meeting was called to order at 12:07 p.m.

The following persons were present:

Donna Salamone, HCPB Member  
Robyn Cadwell, HCPB Member  
Robert Drummond, HCPB Member

Frank Mendl, HCPB Member  
Jeff Rehler, HOCCPP Staff

Minutes from the September 16, 2024 meeting were unanimously approved, following a motion by Robert Drummond and second by Donna Salamone.

### **Diversified Wireless, Inc. - 3421 State Route 5, Town of Schuyler (GML 239 Referral)**

Members reviewed a proposal to combine parcels into a single parcel for commercial use. Donna Salamone motioned for “No Recommendation”. Robert Drummond seconded and the motion passed with all in favor.

### **Village of Newport – Zoning Text Amendment (GML 239 Referral)**

Members reviewed a proposed local law to Local law to allow breweries and distilleries within the C-1 Zoning District of the Village. Members discussed the compatibility of the use with surroundings and other existing allowable uses in the C-1 Zone. Donna Salamone motioned for “No Recommendation”. Robert Drummond seconded and the motion passed with all in favor.

### **Routine Properties - 2571 Higby Road, Town of Frankfort (GML 239 Referral)**

Members reviewed a proposed zone change to PM - Planned Manufacturing for a proposed 1 million sq. ft. warehouse/distribution center and 17,000 sq ft office area (zoned RA and PC at present). Members discussed land use compatibility with surroundings; potential automobile and truck traffic impacts; discrepancies in documentation regarding parking; and the importance of the Town obtaining input from NYSDOT and the Herkimer County Highway Dept. The Board also discussed the need for evaluating a traffic study; SWPPP; and additional supporting documentation regarding wildlife, historic, and environmental impacts. HCPB issued comments reflecting this discussion to accompany their decision. Donna Salamone abstained. Robert Drummond motioned for “No Recommendation” regarding potential countywide and/or intermunicipal impacts . Frank Mendl seconded and the motion passed with three votes in favor.

### **Amanda & Travis Grover - 489 Hollywood Rd, Town of Webb (GML 239 Referral)**

HCPB reviewed an area variance for replacement of pre-existing, nonconforming dwelling and deck with reduced side and front setbacks. Members agreed that the action would have minimal potential for intermunicipal or countywide impact. Donna Salamone motioned for “No Recommendation”. Robert Drummond seconded and the motion passed with all in favor.

**4463 US RT 20 LLC/American Wholesalers - 4463 US Rt 20, Town of Warren (GML 239 Referral)**

Members reviewed a proposed site plan for construction of a 72x140 (10,080 SF) warehouse. Donna Salamone motioned for “No Recommendation”, noting the project’s minimal potential for intermunicipal or countywide impact. Robert Drummond seconded and the motion passed with all in favor.

**Full Cottonwood LLC (Bryan Lynch) - Oberle Rd, Town of Herkimer (GML 239 Referral)**

Members reviewed a proposal to subdivide a 12.2-acre lot from a 72.2-acre parent parcel. Robert Drummond motioned for “No Recommendation”. Donna Salamone seconded and the motion passed with all in favor.

**Routine Properties - 2571 Higby Road, Town of Frankfort (GML 239 Referral)**

Members reviewed a subdivision application and site plan for a proposed 1 million sq. ft. warehouse/distribution center and 17,000 sq ft office area. Members discussed land use compatibility with surroundings; potential automobile and truck traffic impacts; discrepancies in documentation regarding parking; and the importance of the Town obtaining input from NYSDOT and the Herkimer County Highway Dept. The Board also discussed the need for evaluating a traffic study; SWPPP; and additional supporting documentation regarding wildlife, historic, and environmental impacts. HCPB issued comments reflecting this discussion to accompany their decision. Donna Salamone abstained. Robert Drummond motioned for “No Recommendation” regarding potential countywide and/or intermunicipal impacts . Frank Mendl seconded and the motion passed with three votes in favor.

**Other Business**

The next meeting of the Herkimer County Planning Board is scheduled for November 18, 2024 at noon. The meeting will be held in person at the Herkimer County Chamber of Commerce (420 East German Street, Herkimer, NY 13350). There being no further business, the meeting was adjourned at 1:07 p.m.