

Minutes of the Town of Hamden Planning Board 05/27/2025

Meeting called to order at 7:30pm

Members Present: Mike Cipperly (Chair), Rachelle Rogers (Secretary), Planning Board members Ben VanDusen, Dennis Aikens and Sue Hoyt.

Other Officials Present: Theresa Ferrigno County Representative

Minutes from the April meeting were read. Ben moved to approve the minutes as read, seconded by Dennis, all in favor, motion carried.

**Old Business:** Amy Randall representing Bird Song Farm and Maggie McDowell (tenant for the Delancey property) discussed their vision and plan for the property for their site plan application. To start Maggie would like to be open two or three days a week. She would like to serve coffee and have pies for sale. In the future she would like to host baking classes or offer the space for others to offer cooking classes. Amy has the access permit from Delaware County, along with the driveway permit from Hamden's Highway Superintendent Rodney Tweedie. Ben spoke to our code enforcement officer Josh Morgan stating that he did not get a chance to sign the application, but he has been involved with the build and approves the site plan. Ben moves to accept the site plan application, seconded by Dennis, all in favor, motion carried. Ben moves to set a public hearing on June 24<sup>th</sup> at 7:15pm, seconded by Dennis, all in favor, motion carried. Rachelle will have the public hearing notice published in The Reporter. Amy made payment for \$100 for the site plan application.

**New Business:**

John Masseo from Delaware Opportunities discussed the plan to have a digital sign on the property to advertise their services, such as their Weatherization Program. Dennis moves to accept the site plan application, seconded by Sue, all in favor, motion carried. Ben moves to send it to the county for GML 239 review, along with NYSDOT, seconded by Dennis, all in favor, motion carried. Ben moves to set a public hearing on June 24<sup>th</sup> at 7:00pm, seconded by Dennis, all in favor, motion carried. Rachelle will have the public hearing notice published in The Reporter.

We received notification from the Delaware County Clerks Office stating that postcards with map filings will no longer be sent to the towns planning boards. The planning boards will be receiving a copy of the Certificate of Compliance.

Theresa shared that Delaware County will be hosting two onsite training's for planning board members on June 10<sup>th</sup>. The board reviewed the draft law of Battery Energy Storage System.

Dennis moves to adjourn the meeting, seconded by Ben, all in favor, motion carried. Meeting adjourned at 9:17pm

Rachelle Rogers (Secretary)

Mike Cipperly (Chair)