

VILLAGE OF DELHI  
PLANNING BOARD MEETING  
June 4, 2019

Present: Duane Sturdevant, Chair; Roger Hillstrom, Jean Kryston, Heather Lipton- Phelps, Dave Kopecek, Tom Little CEO and Kristin Janke Schneider, Delaware County Planning Department

Absent: David Curley Vice Chair, Eric Efthimiou, David Wakin permanent alternate

Guests: Nancy Hughes, Glenn Nealis, Jim Robson, John Shephard.

**Regular Meeting:**

Duane Sturdevant opened the meeting at 6:00 pm.

A motion to accept April 2, 2019 meeting was made by Jean Kryston. Second that motion was Heather Lipton- Phelps. All members approved.

**New Business:**

**5 Meredith St- Site Plan- IDA/John Shephard**

Glenn Nealis was present to discuss to the Board the future plans of updating and expanding the old Lewis property for an automotive repair shop. Glenn was able to show John Shephards plan with maps and pictures for a better understanding of the 1400 square foot expansion. This will include office space and a waiting room in the front part of the Meredith St location, as well as more storage in the back. It was mentioned that the exit from the repair shop would also be on the Meredith St side, and there would be no issues. The lighting and signage was questioned by the members of the board but explained with detail by John Shephard that both will follow Village Code guidelines.

A motion to refer application to County Planning was made by Roger Hillstrom. Second that motion was made by Dave Kopecek. All members approved.

A motion for a Public Hearing on July 2, 2019 was made by Jean Kryston. Second that motion was Heather- Lipton- Phelps. All members approved.

**8 Delview Terrace Ext- Site Plan - Dr. Seth Blocker**

Tom Little presented to the Planning Board plans for an addition to the current Chiropractic Office located at 8 Delview Terrace Ext, owned by Dr. Seth Blocker. The Site Plan includes a 720 sq ft expansion which will include two more exam rooms for the practice, as well as easier access to the basement for record use. All information was shown through several maps and layouts with no questions asked.

SEQR form was read by Kristin Janke Schneider; Jean Kryston made a motion to declare a negative declaration. Roger Hillstrom seconded that motion. All members approved.

**Training Requirements – [http://nymir.org/zoning\\_reg.shtml](http://nymir.org/zoning_reg.shtml)**

**Miscellaneous:**

Meeting adjourned at 7:00 P.M.

Respectfully submitted,

Amber Phraner  
Planning Board Secretary