

VILLAGE OF DELHI  
PLANNING BOARD MEETING  
October 1, 2019

- Present: Duane Sturdevant, Chair; Roger Hillstrom, Eric Efthimiou, Dave Kopecek, Heather Lipton- Phelps, Tom Little CEO and Kristin Janke Schneider, Delaware County Planning Department
- Absent: David Wakin permanent alternate, David Curley, Jean Kryston
- Guests: Richard Maxey, Galen Richmond (SEI Design Group), Alastair Aitchison (SEI Architect/ Project Manager), Ed McCarthy (Steele Brook Engineer) Todd Jacobs (JHA), Mark Schneider from DEC.

**Regular Meeting:**

Duane Sturdevant opened the meeting at 6:03 pm.

A motion to accept the September 3, 2019 minutes was made by Eric Efthimiou. Second that motion was Roger Hillstrom. All members approved.

**Boundary Line Adjustment-**

CEO and General Manager of Delaware County Electric Cooperative Mark Schneider, was present to discuss to the Planning Board a Boundary Line Adjustment. The proposal included to adjust a portion from DCEC to Depot St Development Corp. Currently there is an existing stone wall that after an adjustment of the boundary line, it will then be part of the Depot Street Development Corp property. Mark was able to give the board a visual of the proposal via maps of the current location/ locations in detail.

A motion to accept the application was made by Eric Efthimiou. A second motion was made by Heather Lipton- Phelps. All members approved.

**Site Plan Expansion-**

Alastair Aitchison from SEI Design Group as well as Steele Brook Engineer Ed McCarthy presented several maps showing the DCEC plans for an expansion with the former Kiff building on Depot St approximately 20,000 sq ft all together. The two started with explaining the DCEC plans for keeping all of their storm water located at the Depot St location all which in. Many maps were included in the presentation showing the direction of how the storm water would flow and where about it would be located around the new building.

Mark Shneider gave detail about the location of the two gates for entering and exiting the property, he explained that no trucks will have to back up and it will be a pull straight for any direction even for fueling at the pump, which in result is safer for the public.

The board agreed to have a public hearing on the site plan for the DCEC expansion at the next meeting Tuesday November 5, 2019 at 6:00 pm.

A motion was made by Heather Lipton Phelps Seconded that motion was made by Dave Kopecek. All members approved.

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

**Miscellaneous:**

Eric Efthimiou made a motion to adjourn the meeting. Dave Kopecek seconded the motion. All members approved.

Meeting adjourned at 6:57 P.M.

Respectfully submitted,

Amber Phraner  
Planning Board Secretary