

VILLAGE OF DELHI
PLANNING BOARD MEETING
November 02, 2021

Present: Duane Sturdevant, Chair; Jean Kryston, Dave Kopecek, Heather Lipton- Phelps, David Curley, Tom Little CEO and Andy Acker, Delaware County Planning Department.

Absent: Andrea Gheresi and Eric Efthimiou

Guests: Lee R. Marigliano, Chase Barber, Matt Krzyston, Nancy Hughes ZBA, and Jim Corcoran

Regular Meeting:

Duane Sturdevant opened the meeting at 6:01 pm.

Jean Krzyston made a motion to approve the September 7, 2021 minutes Dave Kopecek seconded the motion. All members approved.

Main and Elm Development Site Plan-

Presentation was made by Lee Marigliano of LRM Architect on behalf of property owners (Lakehorse Holdings, LLC – Anthony & Larry). This proposed development is on a site consisting of .92 acres total. The proposed structure would be 3 stories high, with the first floor being retail (2 – 4 tenants). The retail spaces would enter from the front (or street). Level 2 and 3 would be residential (8 2 bedroom apartments & 4 1 bedroom apartments). Access to the residential spaces would be from the rear of the structure. This development is in and Industrial II (I2) zoning district. There are 51 parking spaces proposed with 50 foot setback in the rear. Lee Marigliano went on to say this application meets all zoning requirements set forth in Village code. They are 5 parking spaces short of the requirement but Glenn Nealis has indicated they could lease 5 spaces annually from E-Center. Lee indicated also this is not in the floodplain. Lighting specs have been outlined in the packet submitted to Village of Delhi.

Dave Curley asked about shared access with Town – it was determined this was not required. Dave also asked about NYS DOT? Indication was that a work permit would be need from NYS DOT.

Duane Sturdevant asked about the loading area? Lee indicated service doors are at the read. Duane also inquired about the roof garden? Lee indicated the roof garden would be artificial turf.

Heather Lipton-Phelps inquired about the materials to be used in construction of the building. Lee Marigliano indicated the material for the lower portion would be a precast product and would look like limestone. The upper portion of the building would also be precast product and would look like brick.

Dave Kopecek asked whether the applicant would need to address ground water with this project? Response seemed to be that this is not applicable as the project is less than 1 acre.

Andy Acker asked about snow storage. Tom Little indicated that is not applicable. The owner is responsible for dealing with snow removal.

Andy Acker asked about signage being clarified? Tom Little indicated this would need to be in compliance with Village code. Applicant would need to apply for a sign permit. Lee Marigliano indicated there would likely be individual signs on the bump outs of the building. There is no plans for a large sign for the entire building.

Heather Lipton-Phelps inquired about the apartments? What would the price point be? Lee indicated he felt the apartments would likely be higher end/young professionals.

Andy Acker asked about fire protection? Tom Little indicated the plan includes sprinkler system.

Andy Acker asked about traffic controls? Consensus was that this would be regulated by NYS DOT. Andy inquired whether there should/would be a traffic study?

Dave Kopecek asked what are plan is tonight. Chair Duane Sturdevant indicated the plan is to clarify what questions the planning board members have so that the Lee Marigliano can get answers to come back at December 7, 2021 meeting. Some items needed from the developer are 1) agreement from Town of Delhi for shared access, 2) agreement from E-Center for lease for 5 parking spaces, 3) signage – details for public hearing would be good, 4) lights – details for public hearing would be good, 5) landscaping – details for public hearing would be good.

Andy Acker said all issues with site plan should be clarified before the public hearing. Planning board members can think about additional questions and get them together so that Lee Marigliano can get us answers before the December meeting. We can schedule a public hearing at the December meeting for January, if everything is in order. There will need to be a 235 Review done by Delaware County. Interested parties to this application would be NYS DOT and Village of Delhi.

Planning Board members also mentioned to Lee Marigliano should include an estimate of Water/Sewer that would be needed for this development.

Lee Marigliano inquired about doing some test borings? Tom Little indicated they are fine to do test borings but they must contact DIG SAFE so that the Village can mark the site.

The next Planning Board meeting will be held December 7, 2021

Training Requirements – http://nymir.org/zoning_reg.shtml

Nothing to report this month.

Miscellaneous:

Dave Kopecek made a motion to adjourn the meeting. Heather Lipton-Phelps seconded the motion. All members approved.

Meeting adjourned at 6:49 pm.

Respectfully submitted,

Kimberly Cairns
Planning Board Secretary