

VILLAGE OF DELHI
PLANNING BOARD MEETING
December 21, 2021

Present: Duane Sturdevant, Chair; Eric Efthimiou, Dave Kopecek, Heather Lipton- Phelps (Via Phone), David Curley Vice Chair, Tom Little CEO and Kent Manuel, Delaware County Planning Department.

Absent: Jean Kryston

Guests: Lee R. Marigliano, Chase Barber, Barb Jones.

Regular Meeting:

Duane Sturdevant opened the meeting at 6:02 pm.

Dave Kopecek made a motion to approve the November 2, 2021 minutes Heather Lipton- Phelps seconded the motion. All members approved.

Main and Elm Development Site Plan-

Lee Marigliano and Chase Barber of LRM Architect on behalf of property owners (Lakehorse Holdings, LLC – Anthony & Larry) were both present to follow up on particular questions asked from the board during the November meeting.

Mr. Marigliano presented several detailed pictures showing the building signage as well as the landscaping for the store front businesses and tenant apartments. The displayed sign size, lettering, and location are all approved under the Village Code Laws.

A designed flow of anticipated daily water consumption, was provided to the board to show a probable tenant mix, as well as including the Retail, Bakery and Restaurant seating.

The Director of the Catskill Development Foundation Ray Pucci, supplied Lakehorse Holdings, LLC with a letter stating agreement to lease parking spaces. The letter stated The Catskill Development Foundation, Inc. is agreeable to lease five parking spaces on its owned property located at 51/2 Main St. The purpose of the agreement would providing the required parking spaces for the development of Elm and Main St development.

The board made a motion to accept the site plan application as complete. Motion was made by Dave Kopecek. Heather Lipton- Phelps made the second motion. All members approved.

A motion to set a Public Hearing for January 4, 2022 at 6:00 PM was made by Dave Curley. Second that motion was Dave Kopecek. All members approved.

The next Planning Board meeting will be held January 4, 2022.

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

Dave Kopecek- 3 Hrs Planning News and Towns & Topics

Eric Efthimiou- 2 Hrs Planning News.

Miscellaneous:

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

Meeting adjourned at 6:13 pm.

Respectfully submitted,

Amber Phraner
Planning Board Secretary