

VILLAGE OF DELHI  
PLANNING BOARD MEETING  
September 6, 2022

Present: Chair: Duane Sturdevant  
Members: Dave Curley Vice Chair, Dave Kopecek, Eric Efthimiou,  
Tom Little CEO and Kent Manuel, Delaware County Planning

Absent: Heather Phelps-Lipton, Jean Krzyston and David Wakin

Guests: Dr. Seth Blocker and Eric Lintz (Architect)

**Regular Meeting:**

Chair Sturdevant opened the meeting at 6:00 p.m. A motion to approve the minutes from the April 5, 2022 meeting was made by Dave Kopecek and seconded by Eric Efthimiou. All members approved.

**New Business:**

**Site Plan Application- 8 Delview Terrace Ext.**

Dr. Seth Blocker, owner of property at 8 Delview Terrace Ext. was present with Eric Lintz, Architect to discuss to the board his plan to expand his building and parking lot. Dr. Blocker would like to hire a Health Care Professional (possibly an acupuncturist or a massage therapist) for his practice. With the expansion, Dr. Blocker would like to add 2 offices in the downstairs space (one for him and one for his partner), along with a handicap bathroom, and have an exit door installed. Upstairs renovations will include 4 new exam rooms and space for clerical staff. Dr. Blocker will be expanding the parking lot which will include parking on the lower end of the building for the downstairs offices. Dr. Blocker has been in touch with Eastman Associates to do the expansion. He feels that they will not have to excavate a lot but will need to put footings below the frost line.

Tom Little CEO spoke and said that in 2013 there was a site plan review done and this was granted to Dr. Blocker at that time, so this would be a revision to the existing permit. Tom stated that there is more than 100' from the center of the stream.

Discussion was had and Dr. Blocker advised he would be adding security lighting to the back of the building. He would be adding a sign to include his new partner and there will not be a change in the office hours.

Chair Sturdevant asked if there would need to be a Public Hearing. Kent Manual, DC Planning stated that because of the amendment to the special use permit back in 2013, the Village of Delhi already approved for this type of usage for the building, so it is not necessary, we would just be changing the foot print of the building. Kent stated the location of the site plan is located 500' off the State Highway and will need to go to County Planning for review for a special use permit.

More discussion was had that there will be limited impact on the Highway Dept., Fire Dept. or any nearby residents with the renovations.

A motion was made by Eric Efthimiou to waive the Public Hearing based on the grounds of minimal impact and no minimum expansion of usage. Motion was seconded by Dave Curley.

More discussion was had and Dr. Blocker stated that they won't be breaking ground until next spring and the project will be done next year. The Board discussed that since the plan isn't to start until the spring, maybe there should be a Public Hearing held then.

Based on this discussion, Eric Efthimiou withdrew his motion to waive the Public Hearing.

Dave Kopecek motioned to have the Public Hearing at the October 4, 2022 meeting. Motion was seconded by Dave Curley and all members approved.

Motion was made by Dave Kopecek to send this to the County Planning for further review on September 7, 2022. Motion was seconded by Eric Efthimiou and all members approved.

Further discussion was had that the Village of Delhi will place a notice in The Reporter and that we will bill Dr. Blocker for this. Form letters will also be sent to neighbors, welcoming them to the public hearing with any questions.

Dr. Seth Blocker and Eric Lintz left the meeting at 6:35 p.m.

Chair Sturdevant discussed with the board that he wants to talk with Mayor Samudrala to discuss appointing 1 more permanent member on the board to replace Andrea Gheresi who resigned and to remove Dave Wakin as an alternate and appoint a new alternate.

There were no new trainings to report.

Discussion was had regarding the property at the corner of Elm Street and Main Street.

The next Planning Board meeting will be held on October 4, 2022 at 6:00 p.m. with a Public Hearing.

Motion was made by Dave Kopecek to adjourn. Motion was seconded by Dave Curley and all members approved.

Meeting adjourned at 6:46 p.m.

Respectfully submitted,

Jean Yager  
Planning Board Secretary