

VILLAGE OF DELHI  
PLANNING BOARD MEETING  
February 7, 2023 6:00 PM

Present: Chair: Duane Sturdevant  
Members: Dave Kopecek, Eric Efthimiou, Heather Phelps-Lipton  
Tom Little CEO and Kent Manuel, Delaware County Planning

Absent: Dave Curley, Jean Krzyston and Michael Gately

Guests: Glenn Nealis (Delaware County, IDA), Jim Smart and Nancy Hughes

**Planning Board Meeting:**

Chair Sturdevant called the meeting to order at 6:02 p.m.

A motion to approve the minutes from the October 4, 2022 meeting was made by Eric Efthimiou and seconded by Dave Kopecek. All members approved.

**New Business:** Plans from the Delaware County IDA requesting a site plan review at 9 Meredith Street.

Glenn Nealis with the Delaware County IDA spoke on behalf of Shephard's Auto Repair and stated that John Shephard is seeking to expand his business on the vacant commercial parcel adjacent to his current location. John would like to add a 40'x60' garage with 4 bays, which will help handle the large increase in business. Glenn also stated that with other entities both in and outside of the village limits having ceased operations, this has brought even more business to Shephard's than anticipated.

Glenn reported that John originally created 5 new jobs, but with the business they have, it still is not enough to keep up with the demand. John's intention is to hire more mechanics so they can get the vehicles in and out quicker and free up the parking lot more. Glenn also stated that the IDA has proposed a specific entry-way into the new lot which will be asphalt and will be lined with 19 parking spaces.

Discussion was had by the planning board that the proposed location of the new garage bays will be facing and will project sound towards the homes on Orchard St. The planning board is also concerned about the parking lot and the "turn around" time for customers to pick up their vehicles. There was also mention about night-time lighting being a concern too. Discussion was had by the planning board and Tom Little CEO as to possibly turning the building by 90 degrees so that the bays are not facing towards Orchard St.

Glenn stated that part of the IDA requirements is to have a more uniform look on Meredith St and that a fence and trees/landscaping will be added along the line of Orchard St to shield some of the noise.

Member Dave Kopecek motioned to have this referred to the ZBA on March 14, 2023 for further review. Member Heather Phelps-Lipton seconded the motion and all members approved.

Further discussion was had asking if the site plan is in the wetlands or storm water prevention plan? CEO Tom Little stated that it is not. The board talked about possibly having a 3 bay garage instead of the proposed 4 bays.

CEO Tom Little also wanted to bring to the board's attention that in the near future there could potentially be a proposed action taken by Family Dollar to add a 2,600 square foot addition on the backside of their existing building.

**Training:** Chair Sturdevant took 1 free credit hour of Talk Of The Town & Topics- Nov/Dec 2020 edition.

The next Planning Board meeting will be held on March 7, 2023 at 6:00 p.m. at Village Hall.

Motion was made by Heather Phelps-Lipton to adjourn. Motion was seconded by Eric Efthimiou and all members approved.

Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Jean Yager  
Planning Board Secretary