

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

Present: Chair: Duane Sturdevant
Members: Dave Kopecek, Eric Efthimiou, Jean Krzyston, James Smart,
Tom Little CEO and Kent Manuel, Delaware County Planning

Absent: Dave Curley, Heather Phelps-Lipton and alternate Dave Waken

Guests: John Hitchcock, Engineer from ABD Engineers and Nancy Hughes

Planning Board Meeting:

Chair Sturdevant called the meeting to order at 6:04 p.m.

Chair Sturdevant welcomed our newest member – James Smart.

A motion to approve the minutes from the February 7, 2023 meeting was made by Dave Kopecek and seconded by James Smart. All members approved.

New Business:

Pheny Family Holdings – Site Plan – 60 Main Street

John Hitchcock was present to present the site plan to the Planning Board members and answer any questions they might have.

John Hitchcock summarized the site plan application was for a 2600 square foot addition. The area variance was granted by the Zoning Board of Appeals on 2/14/2023 after meetings on 12/13/2022 and 2/14/2023 as well as a public hearing on 1/10/2023(copies of ZBA minutes are on file).

The neighbor most affected by the addition (Marty & Marianne Greenfield) were present at the public hearing on 1/10/2023 and seemed happy with the proposal presented with screenings that would provide a buffer between Family Dollar and the Greenfield property. John Hitchcock indicated the addition is being proposed because Family Dollar needs more space for the retail portion.

Mike Roth, Architect were not present this evening.

Tom Little, Village Code Enforcement Officer, indicated the current Family Dollar structure will be the retail; the office, restroom and storage will be relocated into the new addition. Tom Little indicated there would be no change to the way deliveries are handled.

John Hitchcock asked if a public hearing would be required since there was a public hearing done by ZBA.

There was a question about the lighting – John Hitchcock indicated it would be at the rear end and exit and would be downward facing light and security. A questions was raised about signage – there is no change.

James Smart indicated he feels this is a well thought out plan.

Motion was made by Jean Krzyston to waive the public hearing (based on public hearing was handled by ZBA on 1/10/2023). Motion was seconded by Eric Efthimiou. All members approved.

Short Environmental Assessment Form – Part 1 was completed by the applicant.

Short Environmental Assessment Form - Part 2 was completed by Kent Manuel, Delaware County Planner with input from the Planning Board members.

Dave Kopecek made a motion to declare a negative declaration. Jean Krzyston seconded the motion. All members approved.

James Smart made a motion to approve the site plan for Pheny Family Holdings as presented. Eric Efthimiou seconded the motion. All members approved.

Training:

Dave Kopecek claimed 1 hour of training for the Town & Topics issue he read and 1 hour for reviewing the Paid Parking Study done by the Village of Delhi. Chair Sturdevant took 1 hour of training for reviewing the proposed paid parking study done by Village of Delhi.

Tom Little, Code Officer, indicated to members that everyone is required to do 4 hours of training per year to fulfill the training requirements..

The next Planning Board meeting will be held on April 4, 2023 at 6:00 p.m. at Village Hall.

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

Meeting adjourned at 6:44 p.m.

Respectfully submitted,

Kimberly Cairns
Planning Board Secretary