

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

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

Absent: Heather Phelps-Lipton

Guests: Lee Marigliano, Chris Clark, Eric Ball, Keith Weaver, Sylvia Armano and Douglas Perrett

Planning Board Meeting:

Chair Sturdevant called the meeting to order at 6:00 PM.

A motion to approve the minutes from the May 2, 2023 meeting was made by Dave Kopecek and seconded by David Curley. All members approved.

Kent Manual relayed information to the Planning Board members that the Village of Delhi is proposing to change the zoning from the property at 73 Meredith Street property to Phoebe Lane from R3 and R1 to Business District. The Village of Delhi board has referred the rezoning to Delaware County Planning and have scheduled a public hearing for June 26, 2023 as part of their monthly meeting at 6:00 PM.

Kent Manual indicated that this rezoning would increase business opportunities in this area of the village. It was discussed that this property is 147 acres of land. Anyone with concerns should address them to the Village of Delhi Board or attend the meeting on June 26, 2023 to address them in person.

New Business:

Clark Companies – Site Plan – bounded by State Hwy 10 & State Hwy 28, accessed by Phoebe Lane in the Village of Delhi

Lee Marigliano, Project Architect, was present to give details of the Site Plan. Chris Clark was also present to also answer any questions the board might have.

Lee Marigliano spoke of the Clark Complex on Route 10 in the Town of Delhi, which houses Sportsfield Specialties as well as Clark Companies that has been in business for 75 years. Lee Marigliano indicated that Sportsfield Specialties is in need of more space to expand their operations and this proposal would be to relocate Clark Companies into the Village of Delhi. The proposed office building would have 20 office with ancillary buildings (single story structures). The ancillary buildings would be for maintenance and storage shed. There are 45 parking spaces on the plan. Clark Companies has 70 employees but only approximately 20 employees on-site.

Chairman Sturdevant inquired about lighting? Lee Marigliano indicated they planned for minimal lighting that is required by the code and he would incorporate lighting details on his plans for the public hearing.

Tom Little indicated the elevation for this project is lower than the Delaware County Jail.

Chairman Sturdevant asked about signage. Lee Marigliano indicated there would probably be a sign near the entrance and on the building.

Chairman Sturdevant indicated this is an information session – this application will need to come back to the Planning Board after the rezoning map change.

Chris Clark indicated they would like to start site work in the Fall 2023.

Lee Marigliano noted to the Planning Board that he didn't think this site plan requires the rezoning to move forward with this project. Lee inquired what is different about this project vs. the Delaware County Jail. Kent Manual indicated the jail is a public building and under different rules.

William Sliva – Site Plan – 95 Main Street

Eric Ball was present to present the site plan for this project.

The proposal is to split the lot at 95 Main Street – entrance to the new lot would be from Main Street.

Chairman Sturdevant indicated this is classified as a minor subdivision.

The issue seems to be whether an easement would need to be part of this application to allow access to the back lot. The original plan changed as the front lot requires 9 parking spaces for the apartment in the front lot.

After much discussion, the board didn't feel an easement would be required at this point but it may limit the property owner with interest based on no easy access to the back lot.

Kent Manual indicated that no frontage is required per the Village code.

The next step would be to schedule a public hearing for this subdivision and refer to Delaware County Planning and NYS DOT.

A motion to schedule a public hearing July 5, 2023 at 5:00 PM for the William Sliva minor subdivision was made by Dave Kopecek and seconded by James Smart. All members approved.

It was noted the applicant is required to send certified letters to property owners within 200 feet of this project. The Clerk will advertise the public hearing and send a bill to the applicant, which will need to be settled prior to the public hearing.

A motion to refer William Sliva to Delaware County Planning for a General Municipal 239 Review and NYS DOT for the William Sliva minor subdivision was made by David Curley and seconded by James Smart. All members approved.

Delaware County – Site Plan – 163-165 Main Street

Keith Weaver and Sylvia Armano were present to present this site plan and answer questions raised by the planning board

Keith Weaver indicated this site plan is for the proposed visitation center.

Dave Curley left the meeting at 6:54 PM.

It was indicated that this project is for a house with professional staffing. Kent Manual indicated that general business is an allowable use for this property.

It was noted that there is no set-back requirements for this property but a referral to Delaware County and NYS DOT would be required as well as a public hearing.

There was a lot of discussion about the aesthetics of this building. Keith Weaver indicated this building would be 1 story.

Dave Kopecek indicated the façade of this proposed building seems to be the issue.

Chairman Sturdevant indicated a mock up of the proposed port and the details on the front would be helpful for people to be able to visualize.

A motion to schedule a public hearing July 11, 2023 at 5:00 PM for the Delaware County Site Plan for 163-165 Main Street and referral to Delaware County Planning for a General Municipal 239 Review and NYS DOT for the Delaware County Site Plan for 163-165 Main Street was made by James Smart and seconded by Dave Kopecek. All members approved

James Smart left the meeting at 7:33 PM.

Old Business:

John Finn – change of use – 61 Main Street

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.

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

Dave Kopecek made a motion to approve the site plan for John Finn as presented. Dave Kopecek seconded the motion. All members approved.

A motion was made to refer this application to Delaware County Planning for a General Municipal 239 Review was made by David Kopecek and seconded by Jean Krzyston. All members approved.

Training:

None to report this month.

The next Planning Board meeting will be held on July 5, 2023 at 5:00 PM at Village Hall along with the public hearing for the William Sliva site plan application

There is also a Planning Board meeting on July 11, 2023 at 5:00 PM at Village Hall to hold the public hearing for the Delaware County site plan application for 163-165 Main Street.

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

Meeting adjourned at 7:39 PM.

Respectfully submitted,

Kimberly Cairns
Planning Board Secretary