

VILLAGE OF DELHI  
PLANNING BOARD PUBLIC HEARING & MEETING  
July 11, 2023 5:00 PM

Present: Chair: Duane Sturdevant  
Members: Jean Krzyston, Dave Kopecek, James Smart, Heather Phelps-Lipton, and  
Kent Manuel, Delaware County Planning

Absent: David Curley and Eric Efthimiou

Guests: Shelly Bartow, Cindie Smart, Wayne Marshfield, and Elizabeth DeFalco (The Reporter)  
Keith Weaver, Sylvia Armano and Mayor Jeffrey Gearhart

**Public Hearing:**

Chair Duane Sturdevant opened the public hearing of the Village of Delhi Planning Board for the Site Plan application for Delaware County– 163-165 Main Street at 5:03PM. Keith Weaver, Deputy Commissioner for Social Services was present to present the plan and answer any questions that the public or board might have.

Keith Weaver indicated that Delaware County was proposing to building a visitation center – 2 units to accommodate 2 families for visitation of children in the foster care system with their families. There will be a conference room in each of the units with a therapy room in one unit with a nursery in the other unit.

Sylvia Armano spoke to the fact that the visitation center would speed up getting kids back home with their families.

**Summary of Questions/Issues**

Cindi Smart was concerned with anonymity with the entrance on Main Street. It was indicated that people would likely enter on the Stamford side of the building, not Main Street.

Shelly Bartow spoke to the fact that employee safety of the employees is also a consideration.

Dave Kopecek was concerned with adequate parking with our codes. It was indicated that Code Enforcement signed off on the site plan application with 6 parking spaces indicated.

Heather Phelps-Lipton referred to the Village of Delhi Comprehensive Plan and was concerned that this building wasn't in character with what is indicated in the Comprehensive Plan.

Matt Krzyston – representing Delhi Chamber of Commerce – indicated that we need to preserve Main Street for business and indicated that the old Wickham's building would be a more appropriate location for this project.

Keith Weaver indicated this plan meets codes and this property was purchased from the Village in 2008.

Kent Manual – indicated that the applicant has applied and their request is an allowed use in the Village of Delhi.

Keith Weaver indicated this property is in close proximity to County offices, police, etc and feels this is a good location for this project.

Mayor Jeffrey Gearhart spoke to the fact that issues that are being presented don't have a place at this meeting. The Planning Board needs to decide if this meets codes.

The public hearing was closed by Chair Sturdevant at 5:43 PM.

**Planning Board Meeting:**

Chair Sturdevant called the meeting to order at 5:43 PM.

**Old Business:**

**Delaware County – Site Plan – 163-165 Main Street**

SEQR form was completed by Kent Manuel- Delaware County Planning, with input from the Planning Board members.

James Smart made a motion to declare a negative declaration. Dave Kopecek seconded the motion. Jean Krzyston abstained from voting as she is on the Delaware Opportunities Board. All other members approved.

A motion to approve the Site Plan application for Delaware County for the property at 163-165 Main Street was made by Dave Kopecek. Seconded that motion was James Smart. Jean Krzyston abstained from voting as she is on the Delaware Opportunities Board. All other members approved.

A motion to approve the minutes from the July 5, 2023 meeting was made by James Smart and seconded by Dave Kopecek. All members approved.

**Training:**

None to report this month.

The next Planning Board meeting will be held on August 1, 2023 at 6:00 PM. at Village Hall.

Motion was made by Dave Kopecek to adjourn. Motion was seconded by Heather Phelps-Lipton. All members approved.

Meeting adjourned at 5:55 PM.

Respectfully submitted,

Kimberly Cairns  
Planning Board Secretary