

VILLAGE OF DELHI
PLANNING BOARD PUBLIC HEARING & MEETING
August 1, 2023 6:00 pm

Present: Vice Chair: David Curley
Members: Eric Efthimiou, Jean Krzyston, Heather Phelps-Lipton, James Smart, Kent Manuel- DC Planning and Josh Morgan- Village of Delhi Code Officer

Absent: Duane Sturdevant & Dave Kopecek

Guests: Lillian Brown- The Reporter, Keith Weaver- DC DSS Deputy Commissioner, Sylvia Armano- DC DSS Commissioner, Glenn Nealis- DC IDA, Lee Marigliano- Architect, Brandon Gabriel- representative for Clark Companies, Village Residents: William Buel, Ruth Vredenburg, Doc & Laurie Scranton, Phil & Dawn Jensen, Amanda Holland, Joanne & John Leddy & Penny Bishop.

Public Hearing:

Vice Chair David Curley opened the public hearing of the Village of Delhi Planning Board for the Clark Companies, Site Plan application bounded by State Hwy 10 & State Hwy 28, accessed by Phoebe Lane in the Village of Delhi at 6:00 pm. Kent Manuel – DC Planning said he thinks the entire parcel is in the Village, which will bring in taxes. Kent then turned the meeting over to Lee Marigliano- Architect who was present, to present the plan and answer any questions that the public or board might have. Also present was Brandon Gabriel- who was representing Clark Company and Sportsfield Specialties on their behalf.

Lee indicated that Sportsfield Specialties is continuing to expand and that they have out grown their current building on Route 10, just outside of Delhi. Lee stated that the idea is for Clark Company to build a 14,000 square foot office building on a 55 acre lot, just off of Phoebe Lane, a 11,000 square foot maintenance shop and a pole barn to store materials. Sportsfield Specialties will then take over all of the Route 10 facility.

Lee opened the meeting up to the public if they had any questions.

Summary of questions/issues:

Laura Scranton spoke and is concerned about additional traffic and commercial traffic on Orchard Street, Delview Terrace and Crestwood Drive. Lee replied that this will not affect any of these streets. Brandon Gabriel spoke and said that all Clark’s employees will be instructed to enter the facility via Route 28 and Phoebe Lane only and that this will be strictly enforced.

John Leddy spoke and wanted to applaud everyone and the Board for bringing new facilities into the village. John is very concerned about traffic and commercial traffic driving on Delview Terrace. He stated there are no sidewalks on that street and there are always kids playing, people walking their pets and he thinks the village board needs to come up with something that is ok by Clark and the Village and urges the Village to look at it carefully. Lee Marigliano spoke and said that all Clark Company vehicles will have a Company # on the back of the vehicle and that Clark’s rule of not driving on any side streets will be strictly enforced.

Vincent Biundo, owner of 2 apartment buildings on Phoebe Lane is concerned that his tenants will be put in a dangerous situation when they back up onto the road. His buildings are only 200’ from the proposed entrance to the property. Vincent is already concerned for his tenants’ safety as sheriff cars

always drive way too fast up and down Phoebe Lane and now employees driving on the road will make the situation worse. Vincent stated his apartments are just past a sharp curve. Lee spoke and said that employees will have to slow down to make the turn into the driveway and that Clark's could put a wide entrance, a curve cut or a stop sign for traffic leaving the roadway.

Joann Leddy brought up the minutes from the June 6th meeting and that Chair Sturdevant had inquired about lighting. Lee spoke and said all lights will be mounted to the building as required by codes and they are designed to shield the glare.

Amanda Holland asked if the only access to the site will be from Phoebe Lane or if there would be access from Route 28 & Route 10? Lee responded that yes, the only access is by Route 28 and Phoebe Lane. Lee stated that there is a proposal to run sewer lines from a manhole near Sean Clark's driveway to the building.

Ruth Vredenburg asked if they will be driving on Crestwood? Lee responded that for a short period of time, they will install the sewer lines but then there is not to be any further access from Crestwood to Clarks' at all. Lee stated that this part of the project is in the engineering phase now and that Clark's property is in the village, so they do plan to take advantage of the village sewer.

John Leddy asked if there is an agreement with the County jail to take care of Phoebe Lane? Kent Manual with DC Planning said not that he knows of, but that that would be a question for DPW. Vice Chair Dave Curley said that he recalls this as being talked about too in the past, but that nothing was ever firmed up about it. Kent said this would be the Village's responsibility to maintain the road.

Vice Chair Dave Curley closed the public hearing at 6:23 pm.

Planning Board Meeting:

Vice Chair Dave Curley opened up the regular meeting at 6:24 pm.

Motion was made by Jean Krzyston to approve the minutes from the July 11th meeting and seconded by Jim Smart. All members approved- motion was passed.

New Business:

Delaware County- Boundary Line Adjustment- 161 Main St

Deputy Commissioner Keith Weaver and Commissioner Sylvia Armanno were both present on behalf of Delaware County Department of Social Services. Keith Weaver provided a Site Plan presentation for a homeless shelter to be constructed to replace the one that was lost due to fire in late December 2020. The late shelter housed up to 10 individuals upstairs in the men's shelter and downstairs was for families. The new shelter that they hope to build will have an eight bedroom duplex, which will include six single rooms and two double rooms. The primary entrance will be facing Route 10 in the middle of the building and each side will be a mirror image to the other.

Jim Smart of the Planning Board stated that there is active work being done in the village for a set of designed criteria and suggested that we hold off on this as he wants everyone to be aware that this is in the works. Kent Manual of DC Planning spoke and said that the County is applying under the current rules. Kent recommended that because the property is on a County Highway, that the Village has the option to hold a Public Hearing or refer it to Delaware County Planning for a 239 referral review and to approve the site plan.

Jim Smart motioned to hold a Public Hearing on September 5th and was seconded by Heather Phelps-Lipton. All members approved- motion was passed.

Keith Weaver stated that prevailing wage is a big part of this project and that the initial bid was done during the middle of construction season, so he is hopeful that they can re-bid the work at a lower cost. "The County wants to have everything in order and have all the information so they can do things properly and if they get approval for a bid, they can start moving on it".

Board discussion was had whether or not to refer this to the DC Planning.

Motion was made by Eric Efthimiou to refer the Site Plan Application to DC Planning Board for a 239 Plan review to provide comments and impacts to the State Highway as this building will be between 163/165 Main Street and the laundry mat. Motion was seconded by Heather Phelps-Lipton. Members Jean Krzyston and Dave Curley approved the motion, Jim Smart opposed- motion was passed.

Delaware County IDA- Site Plan- 5-9 Meredith Street:

Glenn Nealis with DC IDA gave a presentation of the changes to the Shephard's Repair expansion since it had been referred to DC Planning for review. Glenn explained the new plans to move the garage and that it now will be adjacent, but not attached to the current garage with the open lot used for parking. The new garage has been reduced to three bays instead of four; the entryway will change to a DOT approved entryway. They have proposed for the parking lot to be paved with striped parking and landscaping that goes above and beyond.

Motion was made by Jim Smart to not have another public hearing, motion was seconded by Eric Efthimiou. All members approved- motion was passed

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

Eric Efthimiou motioned to issue a negative declaration and was seconded by Jean Krzyson. All members approved- motion was passed.

A motion to approve the Site Plan application was made by Jim Smart and seconded by Heather Phelps-Lipton. All members approved- motion was passed.

Old Business:

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

Kent Manuel with DC Planning spoke and said the Village had a Public Hearing and then got approval from the DC Planning Board. Member Jim Smart thinks the Board should make a recommendation to the Village Board to put up a sign on Orchard Street- " No through commercial traffic". Brandon Gabriel- representing Clark Companies stated that they will not have an issue putting up a stop sign at the end of the Clark's driveway, leading onto Phoebe Lane, which will slow down traffic.

Eric Efthimiou asked who would be responsible to maintain the private drive to/from Clark's? Brandon responded that it would be Clark's responsibility. Discussion was then had about Phoebe Lane Apartments safety. Lee Marigliano said that traffic will be going downhill to the facility and uphill to

get out and by having the stop sign at the end of the driveway, will make traffic come to a stop. Lee also mentioned that they will have some sort of signage going into the Clark's property which will not impose a visual barrier to traffic.

Environmental Assessment Form, Part 3 was completed by Kent Manuel from DC Planning, with input from the Planning Board members.

Eric Efthimiou motioned to issue a negative declaration. Jim Smart seconded the motion. All members approved- motion was passed.

Eric Efthimiou motioned to approve the project with conditions and a recommendation to the Village Board to prohibit commercial through traffic on Orchard Street via signage and also NYS DEP approval for a SWTP- Stormwater Prevention Plan. Jim Smart seconded the motion. All members approved the project- motion was passed.

William Sliva- Site Plan- 95 Main Street:

Kent Manuel provided an update on the Sliva property. The Sliva attorney contacted his office and they were having difficulty developing their easement. The attorney said that you can't grant yourself an easement. Kent explained that the property will be transferring to another owner as soon as they get the easement.

Miscellaneous:

Jim Smart has been doing a lot of research on design and the 2012 Comprehensive Plan with other small communities around the county to put together a package.

Board Member concerns/miscellaneous topics: Village is discussing updating their code book.

The next Planning Board Meeting will be held on September 5, 2023 with a Public Hearing for Delaware County-161 Main St at 6:00 pm at Village Hall.

Motion was made by Heather Phelps-Lipton to adjourn the meeting and was seconded by Eric Efthimiou. All members approved- motion was passed.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Jean Yager
Planning Board Secretary