

VILLAGE OF DELHI
PLANNING BOARD PUBLIC HEARING & MEETING
September 5, 2023 6:00 pm

Present: Chair: Duane Sturdevant
Members: Eric Efthimiou, Dave Kopecek, Jean Krzyston, James Smart, Kent Manuel- DC Planning and Josh Morgan- Village of Delhi Code Officer

Absent: David Curley & Heather Phelps-Lipton

Guests: Elizabeth DeFalco- The Reporter, Keith Weaver- DC DSS Deputy Commissioner, Sylvia Armano- DC DSS Commissioner, Matt Darling & Jerry Robson- Palm Coast Delhi, LLC (Tractor Supply), Wayne Marshfield- DC Board of Supervisors, Jeffrey Gearhart- Mayor.

Public Hearing:

Delaware County- Site Plan and Boundary Line Adjustment- 161 Main St (Tax Map# 171.1-4-8)

Chair Duane Sturdevant opened the public hearing of the Village of Delhi Planning Board for the Site Plan and Boundary Line Adjustment for 161 Main St in the Village of Delhi. Public Hearing was opened at 6:00 pm. Keith Weaver – DC DSS Deputy Commissioner was there to present the plan and answer any questions that the public or board may have in regards to the new homeless shelter and visitor center. Keith presented that they are looking to replace the 2-story homeless shelter that was lost to a fire. Keith showed the site plan for the new proposed 1-story shelter which would house up to 10 individuals.

Chair Sturdevant asked about the funding and about specs going up to bid. Keith responded that yes, they are taking these steps tonight and due to the fact that they only had one very high bid the last time, they will put the project up to bid again.

Kent Manuel- DC Planning spoke that the boundary line adjustment is reflective in the new lot line for setback adjustments and that the lot will be larger.

Dave Kopecek asked about the parking requirements for R-3? Kent Manuel looked in the Village Code Book and read that every residence requires up to 2 parking spots for each building, so DC would need a total of 4 parking spaces as this new building is a duplex. Keith responded that there are 2 lots behind the building for parking and also that DC DPW who's administrative parking lot is going to be behind their facility has agreed to allow them to have designated spaces for them to use. James Smart recommended that DSS get this in writing.

Keith reported that they will be adding landscaping at some point as well; behind the visitation center and that they want to put sidewalk access from the DPW parking lot to their building. Keith mentioned that they would also like to put up a fence and swing set behind or near the visitor center. Chair Sturdevant asked if they were going to have any signage. Keith responded that they do not anticipate having any signage, only a number on the building.

Jim Smart asked what the distance will be from the building to the street. Kent Manuel looked on the survey that DSS had provided and answered that there is 20' from the front of the building to the edge of the sidewalk. Jim Smart asked if there is a floor plan and asked about the entrances. Keith responded that there will be one general door to the building and then once you are inside, you would go either to the left or the right, depending on which part of the building you are going into. Sylvia- DC DSS

Commissioner spoke and said that this new building will be a much better building with more space and that they really do need this building. Sylvia reported that the new building is in town which allows them to move people in and out in a very big way. Sylvia reported that they see this as a real positive and as the weather gets worse, there will be a lot of homeless people who will need a place to go.

James Smart asked how much of this is dependent on finances. Sylvia responded that they have funding but depending on how much the bids come in at, they may have to ask for more money. Sylvia said they are looking to make this project as in-expensive as they can and doesn't anticipate this not going through due to lack of money. Sylvia said that she "believes this will happen, if the planning board would just let them do it". Sylvia said "they will be sure to make the new building look a lot nicer than the one that burned and that they have come a long way since the fire". "This will be something to be proud of", Sylvia stated.

Wayne Marshfield – DC Board of Supervisors, Chairman spoke about the reserve account for the project. He stated that DSS was expecting to get more from the Insurance Company than they did and they have \$170k less than they anticipated. Wayne said they do have \$700k in a reserve fund for this project. Wayne said they did bid it out last year and only got 1 bid which wasn't a very good bid, now they are hoping to get better bids and more bids being that it is a better time of the year.

More discussion was had about the rooms in the new building and Dave Kopececk asked if the building will be big enough and how many rooms will be in it? Sylvia spoke and said there will be 4 rooms on each side and that 1 room on each side will be capable of housing 2 people. She said there will be 2 kitchens and that this building will be more flexible than the other home was. Wayne Marshfield spoke again and said that right now they are housing the homeless in a local motel and other places throughout the Village.

James Smart spoke that any contractor will want to have a full set of documents showing that the funding is there.

Chair Sturdevant closed the public hearing at 6:19 pm

Planning Board Meeting:

Chair Sturdevant began the regular meeting at 6:19 pm

James Smart moved to approve the minutes from the August 1, 2023 meeting. Motion was seconded by Eric Efthimou. All members approved. Motion was passed. James Smart has a clarification from the August meeting in the Minutes in regards to the time he spent in training: During the month of August, it should read that he had 4 hours and 2 hours of studying for design criteria and research now this month, for a total of 6 hours.

New Business:

Palm Coast Delhi, LLC - Site Plan Review – 69 Main St (Tax Map# 171.10-6-1)

Matt Darling with Palm Coast Capital in Florida spoke on behalf of Tractor Supply. Matt reported that the structure will remain the same but they will repair and renovate the exterior of the existing building. Matt also said they will be adding a propane system on the property for people to come and refill their propane tanks.

Dave Kopecek asked about the water tank that was used for fire suppression that is inside the building and was part of the old grocery store. Dave is concerned, because in the past, we have had a propane tank that exploded in the village. Matt Darling said that there will be a propane tank brought and in and owned by an outside vendor and they will be responsible for this. Matt said the vendor will follow the guidelines and codes that are required. Kent spoke and said they have a variance for parking and will not be losing any parking spaces by these improvements.

Mayor Jeff Gearhart spoke and said that the Village sewer line goes along the back yard of a residence on Elm Street and that he doesn't believe the water lines go through there though. Jeff stated that there should be no impact to Tractor Supplies property because of this.

Discussion was had about the outside Tractor Supply sign. Kent Manuel asked if the sign is internally lit. Josh Morgan- Code Officer responded and said that it is lit from the top. Matt Darling asked if we have an internal elimination. Kent read the village code regarding this. Matt responded and said that they are making no site plan modifications. Tractor Supply will be putting in a brand new HVAC System, a new roof, new parking lot, and they will be putting in no overnight parking signs. Matt said they are trying to bring this building in line with the Oneonta building. Chair Sturdevant said the only change from the original site plan is that they are adding a propane system.

Kent Manuel spoke and said that this property is within the business district, requiring a site plan review and then there would need to be a County referral as it is on the State Highway. Kent said the planning board can choose to have a public hearing, but it is not necessary to have one. Kent doesn't believe there will be much of a regional impact. Kent will present it to the DC Planning Board for their input.

Motion was made by James Smart to refer this to the DC Planning Board. Motion was seconded by Dave Kopecek. All members approved. Motion is carried.

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

Motion for a negative declaration was made by James Smart and was seconded by Dave Kopecek. All members approved. Motion is carried.

Motion was made by James Smart to not require a public hearing. Motion was seconded by Jean Krzyston. All members approved. Motion is carried.

Motion was made by Jean Krzyston to approve the site plan, contingent on the 239 DC Planning Board review. Motion was seconded by James Smart. All members approved. Motion was passed.

Old Business:

William Sliva – Site Plan Review – 95 Main St

Chair Sturdevant said the Planning Board is still waiting for the Right of Way from Mr. Sliva and that we haven't received any of this yet. Kent Manuel commented in regards to the Easement and that 60 days has passed, therefore they may have to re-apply for a Site Plan Review.

Delaware County – Site Plan & Boundary Line Adjustment – 161 Main Street:

Part Two of the SEQR form was completed by Kent, with input from the Planning Board members.

Motion was made by Dave Kopecek to declare a negative declaration. Motion was seconded by Jean Krzyston. All members approved, except for James Smart who abstained. Motion was carried.

Motion was made by Eric Efthimiou for approval with the condition that two additional parking spaces are designed by DC DPW and that we are provided documentation showing this, motion included the boundary line adjustment that was presented to the planning board tonight. Motion was seconded by Jean Krzyston. All members approved, except for James Smart who abstained. Motion was passed.

Miscellaneous:

Training Requirements – Correction from above for James Smart: (August) 4 hours of research on design and the 2012 Comprehensive Plan with other small communities around the county to put together a package. (September) 2 hours of studying for design criteria and research.

Board Member concerns / miscellaneous topics- Member James Smart has a concern: He found a code that was overlooked: Chapter 300 Zoning- Article VII E- Height: No building or structure shall exceed 60' in height. No building or structure shall be less than the average height of the buildings within 100' fronting the same side of the street. James felt that the new DSS building should have been 2 stories based on this code. Dave Kopecek commented in regards to the lot size. He asked if this is considered a residence or a business. Discussion was had that the site plan was approved. Dave asked when something can be declined due to not meeting a code or requirement. Kent Manuel spoke and said that if the Code Officer has already approved it, then it is sent to the Planning Board to approve.

Motion was made by Dave Kopecek to adjourn. Motion was seconded by Eric Efthimou. All members approved. Motion is passed.

Meeting adjourned at 7:10 pm

Next meeting: October 3, 2023

Respectfully submitted,

Jean Yager
Planning Board Secretary