

VILLAGE OF DELHI  
PLANNING BOARD MEETING  
May 2, 2023 6:00 PM

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

Absent: James Smart

Guests: Glenn Nealis

**Planning Board Meeting:**

Chair Sturdevant called the meeting to order at 6:06 p.m.

A motion to approve the minutes from the April 4, 2023 meeting was made by Dave Kopecek and seconded by Heather Phelps-Lipton. All members approved.

**New Business:**

**Delaware County IDA – boundary line adjustment – corner of Meredith & Orchard**

Glenn Nealis was present to go over the plan and answer any questions the Planning Board might have.

This boundary line adjustment is required to transfer a portion of Parcel A to Parcel B to enable the expansion of a business located on Parcel B.

Glenn Nealis explained there were originally 4 parcels and there are now 2 parcels.

Nealis also indicated the plan was originally for 4 bays and the new building would be facing Orchard Street. The new plan has downsized the plan from 4 bays to 3 bays and the new configuration has the new building facing Meredith Street.

The plan also has parcel A paved with lines denoting parking spots for parking with tree line at the Orchard Street line and a privacy fence.

A variance will be required of the ZBA board next week for set back of this project.

Kent Manual reviewed the Village of Delhi code and said that SEQR is not required. The only thing that needs to happen is to approve or disapprove the boundary line adjustment.

A motion to approve the boundary line adjustment was made by David Curley and seconded by Jean Krzyston. All members approved.

**Old Business:**

**John Finn – change of use – 61 Main Street**

There was no one present on this plan as there has been no change of the site plan, only a formal receipt of the site plan application along with the applicable \$50 fee.

Discussion was had in regards to a public hearing. After discussion a motion was made to waive a public hearing on this property based on the fact that there are no exterior changes proposed to this project.

A motion to waive a public hearing was made by Eric Efthimious and seconded by Heather Phelps-Lipton. 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:**

Heather Phelps-Lipton noted that Duane Sturdevant, David Kopecek and herself should receive 1 hour of credit for the Zoning Review Committee meeting that occurred today at 5:00 PM.

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

Motion was made by David Curley to adjourn. Motion was seconded by Heather Phelps-Lipton and all members approved.

Meeting adjourned at 6:44 p.m.

Respectfully submitted,

Kimberly Cairns  
Planning Board Secretary