

**VILLAGE OF DELHI**  
**PLANNING BOARD MEETING**  
**February 4, 2025 at 6:00 pm**

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

Absent: David Curley and James Smart

Guests: Mayor Jeffrey Gearhart and Ethan Kennedy

Chair Sturdevant began the regular meeting at 6:03 pm

Motion was made by Eric Efthimiou to approve the minutes of the November 4, 2024 meeting; motion was seconded by Heather Phelps-Lipton and passed unanimously.

**New Business:**

Duane Sturdevant discussed James Corcoran's withdrawing of his Subdivision Application for 135 Delaware Avenue.

Ethan Kennedy presented Kennedy PHC site plan application for their property at 73 1/2 Meredith Street (Tax Map #149.19-8-1.2). Kennedy PHC would like to build a 100'x40' building with a parking lot, with the driveway coming off of the existing driveway for the house out back of the property, Kennedy PHC owns the driveway. The building will include a flag pole with lights and lights on the outside of the building, these lights will be turned off when the employees leave for the day.

Kent Manuel discussed DEP will be conducting the storm water review study since the pond on the property is a protected waterway and empties into a wetland.

Motion was made by Dave Kopecek to refer the site plan application to the Delaware County Planning Board for a 239-M review; motion was seconded by Heather Phelps-Lipton and passed unanimously.

Motion was made by Eric Efthimiou to schedule and publish a legal notice for a public hearing for Kennedy PHC site plan application for Tuesday, March 4, 2025 at 6:00 pm; motion was seconded by Jean Krzyston and passed unanimously.

Motion was made by Jean Krzyston to approve a Negative Declaration for a SEQR; motion was seconded by Dave Kopecek and passed unanimously.

Kent Manuel reminded Ethan Kennedy that Kennedy PHC needs to send letters to every neighbor within 200ft of their property. Letters need to be sent certified mail and include site plan application summary and public hearing date and time.

**Old Business:**

None

**Training**

Dave Kopecek: 3 hours of ADU Zoning research

Heather Phelps-Lipton: 2 hours of ADU Zoning research

Duane Sturdevant: 1 hour of ADU Zoning research

Duane Sturdevant: 1 hour of NYCOM December 2024 issue of Municipal Matters

The next Planning Board meeting will be held on March 4, 2025 at 6:00 pm at Village Hall.

Motion was made by Eric Efthimiou to adjourn; motion was seconded by Heather Phelps-Lipton and passed unanimously.

Meeting adjourned at 6:56 pm

Respectfully submitted,  
Pam Ferguson  
Planning Board Secretary