

VILLAGE OF DELHI  
PLANNING BOARD MEETING

March 4, 2025 at 6:00 pm

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

Absent: Heather Phelps-Lipton and James Smart

Guests: Cindy Cobb, Jeremy Fitch, Mayor Jeffrey Gearhart, Nancy Hughes, Daniel Kennedy, Ethan Kennedy, Tom Little, Kyle Twombly and Matt Van Buren

## Public Hearing:

Chair Duane Sturdevant opened the public hearing at 6:02 pm, regarding Kennedy PHC's site plan application for 73 1/2 Meredith Street. Ethan Kennedy briefly recapped the site plan application.

Public Hearing closed at 6:19 pm and the Board continued to the regular meeting.

### Regular Meeting:

Motion was made by Eric Efthimiou to approve the minutes of the February 4, 2025 meeting; motion was seconded by Jean Krzyston and passed unanimously.

### New Business:

## Delaware River Lodge #439 – Site Plan Application

Tom Little presented Delaware River Lodge #439 site plan application for their property at 37 Meredith Street. The Delaware River Lodge #439 would like to build a 20'x30' pavilion with walkways leading from the parking lot and building. The pavilion will include lights and a ceiling fan. Estimated timeframe to complete is 1 year.

Motion was made by Jean Krzyston to refer the site plan application to the Delaware County Planning Board for a 239-M review; motion was seconded by Eric Efthimiou, Dave Curley abstained. Motion passed.

Motion was made by Eric Efthimiou to schedule and publish a legal notice for a public hearing for the Delaware River Lodge #439 site plan application for Tuesday, April 1, 2025 at 6:00 pm; motion was seconded by Dave Kopecek, Dave Curley abstained. Motion passed

Tom Little was reminded that the Delaware River Lodge #439 needs to send letters to every neighbor within 200ft of their property. Letters need to be sent certified mail and include public hearing date and time.

# Jonah Shaw/Brussel Sprouts LLC – Preliminary Site Plan Application

Laura Raba presented Jonah Shaw/Brussel Sprouts LLC preliminary site plan application for their property at 53 Main Street. Jonah Shaw/Brussel Sprouts LLC would like to renovate the barn behind Good Cheap Foods. Catskill Botanicals would be using the space to operate a retail cannabis dispensary. Catskill Botanicals was already approved for a dispensary license. The hours of operation would be Monday through Saturday 10:00 am to 9:00 pm and Sunday 10:00 am to 8:00 pm. The building would have security as required by Office of Cannabis Management (OCM) and will carry New York State products.

Kent Manuel discussed the concern about parking.

Chair Duane Sturdevant said the Board would need more information and a final concept of the site plan application before moving forward.

### **Bapa 3 Main St Re LLC – Site Plan Application**

Kyle Twombly from APD Engineering & Architecture presented Bapa 3 Main St Re LLC site plan application for their property at 3 1/2 Main Street. Bapa 3 Main St Re LLC would like to renovate the former Pizza Hut building to change it to a Dunkin Donuts. The renovations will include a drive-thru, new sign, new parking lot and minimal landscaping. Parking spaces will be decreased to 29. Hours of operation will be Sunday through Saturday 5:00 am to 9:00 pm. Estimated timeframe to complete is 5-6 months. Kyle has spoken with NYS DOT; they have requested traffic study information.

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

Motion was made by Dave Curley to schedule and publish a legal notice for a public hearing for Bapa 3 Main St Re LLC site plan application for Tuesday, April 1, 2025 at 6:15 pm; motion was seconded by Dave Kopecek and passed unanimously.

Kyle Twombly was reminded that the Bapa 3 Main St Re LLC needs to send letters to every neighbor within 200ft of their property. Letters need to be sent certified mail and include public hearing date and time.

### **Old Business:**

### **Kennedy PHC – Site Plan Application**

The Board will need to wait for the DEP approved storm water review study before making a final decision on the site plan application.

The Board discussed the requirement for public hearing certified letters being mailed to all neighbors within 200 ft of the property. The Board decided to keep this requirement.

### **Training**

None

The next Planning Board meeting will be held on April 1, 2025 at 6:00 pm at Village Hall.

Motion was made by Jean Krzyston to adjourn; motion was seconded by Eric Efthimiou and passed unanimously.

Meeting adjourned at 7:30 pm

Respectfully submitted,  
Pam Ferguson  
Planning Board Secretary