

VILLAGE OF DELHI
PLANNING BOARD MEETING
April 1, 2025 at 6:00 pm

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

Absent: Eric Efthimiou

Guests: Margaret Baldwin, Jim Corcoran, Olivia Finkle, Jeremy Fitch, Mayor Jeffrey Gearhart, Nancy Hughes, Tyler Hymers, Duane LaFever, Karen LaFever, Tom Little, Patricia Opalecky, Jonah Shaw, Jim Thomas, Kyle Twombly and Matt Van Buren

Public Hearing #1:

Chair Duane Sturdevant opened the public hearing at 5:59 pm, regarding Delaware River Lodge #439's site plan application for 37 Meredith Street. Tom Little briefly recapped the site plan application.

Duane LaFever stated this would add a positive impact to the lodge and the community.

Public Hearing closed at 6:16 pm and the Board continued to the next Public Hearing.

Motion was made by Dave Kopecek to complete the SEQR negative declaration; motion was seconded by Jean Krzyston, Dave Curley abstained. Motion passed.

Motion was made by James Smart to approve the site plan application from the Delaware River Lodge #439; motion was seconded by Jean Krzyston, Dave Curley abstained. Motion passed.

Public Hearing #2:

Chair Duane Sturdevant opened the public hearing at 6:17 pm, regarding Bapa 3 Main St Re LLC's site plan application for 3 1/2 Main Street. Kyle Twombly briefly recapped the site plan application and stated they have revised the plan to include the crosswalk suggested by NYS DOT.

Duane LaFever expressed concern regarding the signage with lighting. Kyle Twombly explained the sign will follow Village code and lighting will be turned off when staff leaves for the night.

Patricia Opalecky from SFCU expressed concern regarding traffic impeding the entrance to their bank. The board advised Patricia that Bapa has completed a traffic study and the road between SFCU and 3 1/2 Main Street is a public street.

Public Hearing closed at 6:33 pm and the Board continued to the regular meeting.

Motion was made by Dave Curley to complete the SEQR negative declaration; motion was seconded by James Smart and passed unanimously.

Motion was made by Dave Curley to approve the site plan application with the crosswalk from the Bapa 3 Main St Re LLC; motion was seconded by James Smart and passed unanimously.

Regular Meeting:

Motion was made by Dave Curley to approve the minutes of the March 4, 2025 meeting; motion was seconded by Dave Kopecek and passed unanimously.

New Business:

Delaware County – Boundary Line Adjustment

Jim Thomas, representing Delaware County, presented the boundary line adjustment for Page Avenue/Bridge Street. Tax map #171.7-4-2 and tax map #171.7-4-3 are owned by Delaware County. Delaware County would like to adjust their boundary line for the 171.7-4-3 parcel, currently 2.98 acres, to add 0.56 acres from the 171.7-4-2 parcel. Tax map #171.7-4-3 would have a total of 3.54 acres after the boundary line adjustment.

Motion was made by James Smart to approve the boundary line adjustment for Page Avenue/Bridge Street; motion was seconded by Heather Phelps-Lipton and passed unanimously.

Tyler Hymers – Site Plan Application

Tyler Hymers presented his site plan application for 9 Main Street, this is a vacant lot (corner of Main Street and Elm Street) owned by Lakehorse Holdings, LLC. Tyler has a land use license with the property owners. Tyler would like to put in a 24x30 or a 24x32 non-permanent structure on skids and possibly include a porta-potty. This would be a year round farm stand operated by family members and other local farmers, with a tent during pumpkin season. Hours of operation would be 7 days a week 10:30 am to 6:00 pm, with possibly a self serve option after hours.

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

Motion was made by James Smart to schedule and publish a legal notice for a public hearing for the site plan application for Tuesday, May 6, 2025 at 6:00 pm; motion was seconded by Dave Kopecek and passed unanimously.

Tyler Hymers was reminded that he needs to send letters to every neighbor within 200ft of the property. Letters need to be sent certified mail and include public hearing date and time. Certified receipts are to be given to the Village Clerk prior to the May 6, 2025 public hearing.

Old Business:

Kennedy PHC – Site Plan Application

Duane LaFever stated he lives directly across from the property and has no objection to the Kennedy PHC building.

Kennedy PHC is still waiting for the DEP approved storm water review study.

Motion was made by Dave Kopecek to extend 62 days from today's date; motion was seconded by Dave Curley and passed unanimously.

Jonah Shaw/Brussel Sprouts LLC – Site Plan Application

Jonah Shaw briefly recapped Brussel Sprouts LLC site plan application for the property at 53 Main Street. The hours of operation would be 7 days a week 9:00 am to 11:00 pm.

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

Motion was made by Dave Kopecek to schedule and publish a legal notice for a public hearing for the site plan application for Tuesday, May 6, 2025 at 6:15 pm; motion was seconded by Heather Phelps-Lipton and passed unanimously.

Jonah Shaw was reminded that he needs to send letters to every neighbor within 200ft of the property. Letters need to be sent certified mail and include public hearing date and time. Certified receipts are to be given to the Village Clerk prior to the May 6, 2025 public hearing.

Training

James Smart: 3 hours – Design Criteria for the Village.

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

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

Meeting adjourned at 7:16 pm

Respectfully submitted,
Pam Ferguson
Planning Board Secretary