

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

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

Guests: Elizabeth DeFalco; The Reporter, Matt Krzyston and Lee Marigliano; LRM Architect, PC

Chair Sturdevant began the regular meeting at 6:01 pm

Motion was made by James Smart to approve the minutes of the May 6, 2025 meeting; motion was seconded by Dave Kopecek and passed unanimously.

New Business:

Lee Marigliano presented Chris Clark's site plan application for the property Phoebe Lane (Tax Map #149.15-1-2.113). Chris Clark would like to build 3 apartment buildings, Pine Hill Terrace Apartments. Each building will include 8 apartments. Each apartment will be 1,120 sq ft and include 2 bedrooms, kitchen, living room, bathroom and a washer and dryer. Upstairs apartments will have a balcony and downstairs apartments will have a patio. Parking lot will have 38 parking spacing with space for overflow parking. There will be 3 parking lot light poles, lighting on the building, balconies and patios. First apartment building would be built in 2026, second apartment building in 2027 and third apartment building in 2028.

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 Jean Krzyston and passed unanimously.

Motion was made by Dave Kopecek to schedule and publish a legal notice for a public hearing for Chris Clark's site plan application for Tuesday, August 5, 2025 at 6:00 pm; motion was seconded by James Smart and passed unanimously.

Lee Marigliano was advised that letters would need to be mailed to every neighbor within 200ft of the property. Letters need to be sent certified mail and include public hearing date and time.

Old Business:

None

Training

None

The next Planning Board meeting will be held on August 5, 2025 at 6:00 pm at Village Hall.

Motion was made by Dave Kopecek to adjourn; motion was seconded by Eric Efthimiou and passed unanimously.

Meeting adjourned at 6:25 pm

Respectfully submitted,
Pam Ferguson
Planning Board Secretary