

**VILLAGE OF DELHI**  
**PLANNING BOARD MEETING**  
**August 5, 2025 at 6:00 pm**

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

**Absent:** Jean Krzyston and Chair Duane Sturdevant

**Guests:** Jim Corcoran, Daniel Kennedy, Ethan Kennedy, Lee Marigliano; LRM Architect, PC, Kim Shepard and Randy Shepard

**Public Hearing:**

Co-Chair Dave Curley opened the public hearing at 6:17 pm, regarding Chris Clark's site plan application for Phoebe Lane (tax map #149.15-1-2.113); this is currently a vacant lot.

Lee Marigliano briefly recapped Chris Clark's site plan application. Each apartment will be 1,122 square feet. To accommodate the USPS mail delivery regulations the apartment buildings will have a private road, Pine Hill Terrace, off of Phoebe Lane. The addresses for the apartment buildings will be 32 Pine Hill Terrace, 54 Pine Hill Terrace and 76 Pine Hill Terrace, approved by USPS and Delaware County Emergency Services. Lee confirmed with Dave Hornbeck and Jay Decker that the Village of Delhi has the capacity to supply sewer and water services to the 3 apartment buildings. Lee will work with Jay Decker on the best way to hook into the Village's sewer and water lines.

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

**Regular Meeting:**

Motion was made by Dave Kopecek to approve the minutes of the July 1, 2025 meeting; motion was seconded by Eric Efthimiou and passed unanimously.

**New Business:**

**Kennedy PHC – Amended Site Plan Application – 73 1/2 Meredith Street**

Ethan Kennedy presented Kennedy PHC amended site plan application for 73 1/2 Meredith Street. Kennedy PHC would like to rotate the planned building and parking lot to face Meredith Street (State Highway 28) instead of facing the apartment house at 73 Meredith Street. The entrance to the parking lot will still be coming off of the existing driveway for the house out back of the property, Kennedy PHC owns the driveway.

Motion was made by Dave Kopecek to approve the change as an amendment to Kennedy PHC original site plan application; motion was seconded by James Smart and passed unanimously.

Motion was made by James Smart to waive the public hearing; motion was seconded by Eric Efthimiou and passed unanimously.

**Old Business:**

**Chris Clark – Site Plan Application – Phoebe Lane**

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

Motion was made by Dave Kopecek to approve the site plan application from Chris Clark; motion was seconded by James Smart and passed unanimously.

**Training**

None

The next Planning Board meeting will be held on September 2, 2025 at 6:00 pm at Village Hall.

Motion was made by Dave Kopecek to adjourn; motion was seconded by James Smart and passed unanimously.

Meeting adjourned at 6:46 pm

Respectfully submitted,  
Pam Ferguson  
Planning Board Secretary