

VILLAGE OF DELHI
PLANNING BOARD MEETING
January 6, 2026 at 6:00 pm

Present: Chair Duane Sturdevant
Members: Eric Efthimiou, Mayor Jeffrey Gearhart, Dave Kopecek, Jean Krzyston, Kent Manuel – DC Planning, James Smart and Michael Tweed

Absent: Dave Curley and Josh Morgan - Village of Delhi Code Officer

Guests: Yuskei Murayama

Chair Sturdevant began the regular meeting at 6:07 pm

Motion was made by James Smart to approve the minutes of the August 5, 2025 meeting; motion was seconded by Eric Efthimiou and passed. Michael Tweed abstained due to being a new board member.

New Business:

Yuskei Murayama – Subdivision Application – 1 Cherry Hill

Yuskei Murayama presented his subdivision application for 1 Cherry Hill. Yuskei would like to subdivide his 9.02 acre property into 4 parcels. The property would be subdivided into a 0.42 acre parcel, a 0.3 acre parcel, a 1.0 acre parcel and a 7.30 acre parcel. Yuskei would keep the 7.30 acre parcel and sell the other 3 parcels.

The board discussed the subdivision application. Duane Sturdevant stated that the 3 proposed parcels, which Yuskei would like to sell, would need to be buildable lots. The Village has 6 easements against the 1 Cherry Hill property, 4 road easements and 2 utility easements. The 3 Cherry Hill property has a water line easement against the 1 Cherry Hill property. Mayor Jeffrey Gearhart stated that he, Jay Decker, Josh Morgan and Daren Evans attempted to locate the Village's underground utility lines but were unable due to the snow. They will need to wait until spring to locate the underground utility lines with a metal detector. The board discussed the easements and decided that the board could not make a decision on the subdivision application until the underground utility lines and all of the easement lines are located. The board also needs a more detailed subdivision map as outlined in Village Code 255-22.

Old Business:

None

Training

James Smart: 2 hours – Planning Board Overview, NYS Division of Local Government Services 2025-2026 Winter Webinar Series.

Board discussed the Village's written design guidelines for Main Street. James Smart said he would share the Village of Scotia's guidelines with the board as an example.

The next Planning Board meeting will be held on February 3, 2026 at 6:00 pm at Village Hall.

Motion was made by Dave Kopecek to adjourn; motion was seconded by Michael Tweed and passed unanimously.

Meeting adjourned at 7:11 pm

Respectfully submitted,
Pam Ferguson
Planning Board Secretary