

VILLAGE OF DELHI
PLANNING BOARD MEETING
May 5, 2026 at 6:00 pm

Present: Chair Duane Sturdevant
Members: Dave Curley, Dave Kopecek, Kent Manuel – DC Planning and James Smart

Absent: Eric Efthimiou, Mayor Jeffrey Gearhart, Jean Krzyston and Josh Morgan - Village of Delhi Code Officer and Michael Tweed

Guests: Margaret Baldwin, Peggy Hannigan, Peter Hannigan, Carl Hatch, Nancy Hughes, Steve Hood and Daniel Kennedy

Public Hearing:

Chair Duane Sturdevant opened the public hearing at 5:59 pm, regarding the Delhi Fire Department's site plan application for 140 Delview Terrace Ext.

Steve Hood recapped the Delhi Fire Department's site plan application for 140 Delview Terrace Ext. The Delhi Fire Department would like to install a prefabricated 24'x40' cold storage building on the southeast side of the fire department building. The cold storage building will not be connected to the fire department building and will not have electric.

Public Hearing closed at 6:17 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 Dave Kopecek and passed unanimously.

Motion was made by Dave Kopecek to approve the site plan application from the Delhi Fire Department contingent on the Delaware County Planning Board's 239-M recommendation (Delaware County Planning Board meets May 6, 2026); motion was seconded by James Smart and passed unanimously contingent on the Delaware County Planning Board's 239-M recommendation.

New Business:

Margaret Baldwin/Carl Hatch – Boundary Line Adjustments – 13 Cuddeback Avenue and 9 Cuddeback Avenue

Margaret Baldwin, representing the Estate of Carl E Hatch, presented the boundary line adjustments for 13 Cuddeback Avenue and 9 Cuddeback Avenue. Tax map #149.19-6-6 (13 Cuddeback Avenue) is owned by the Estate of Carl E Hatch and tax map #149.19-6-5 (9 Cuddeback Avenue) is owned by Peter and Peggy Hannigan. The Estate of Carl E Hatch and Peter and Peggy Hannigan would like to adjust their boundary lines for the 149.19-6-6 and 149.19-6-5 parcels. The 149.19-6-5 parcel, currently 0.31 acres, would add 0.11 acres from the 149.19-6-6 parcel. After the boundary line adjustments tax map #149.19-6-5 would have a total of 0.42 acres and tax map #149.19-6-6 would have a total of 1.02 acres..

Motion was made by James Smart to approve the boundary line adjustments for 13 Cuddeback Avenue and 9 Cuddeback Avenue; motion was seconded by Dave Kopecek and passed unanimously.

Old Business:

None

Training

Duane Sturdevant: 1 hour – August 25, 2022 Zoning Bulletin: Volume 16 Issue 16 and September 10, 2022 Zoning Bulletin: Volume 16 Issue 17.

James Smart: 1 hour – June 25, 2022 Zoning Bulletin: Volume 16 Issue 12 and September 25, 2022 Zoning Bulletin: Volume 16 Issue 18.

The next Planning Board meeting will be held on June 2, 2026 at 6:00 pm at Village Hall.

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

Meeting adjourned at 6:50 pm

Respectfully submitted,
Pam Ferguson
Planning Board Secretary