

VILLAGE OF DELHI
PLANNING BOARD MEETING
August 4, 2026 at 6:00 pm

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

Absent: Chair Duane Sturdevant and Michael Tweed

Guests: Chris Clark, Deborah Hitchcox, Lee Marigliano, Josephine Monaco, Kim Shepard – The Reporter, Cindie Smart and
David Wakin

Public Hearing:

Co-Chair Dave Curley opened the public hearing at 6:01 pm, regarding the Gallant Properties LLC's subdivision application for 1 Gallant Ave.

Chris Clark and David Wakin briefly recapped the Gallant Properties LLC subdivision application for 1 Gallant Ave. Gallant Properties LLC would like to subdivide 1 Gallant Ave (tax map #171.7-4-2 – 1.95 acres) into two parcels. Proposed parcel #1 would be 0.68 acres and proposed parcel #2 would be 1.27 acres.

Public Hearing closed at 6:22 pm and the Board continued to the regular meeting.

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

Motion was made by James Smart to approve the subdivision application from Gallant Properties LLC contingent on the Delaware County Planning Board's 239-M recommendation (Delaware County Planning Board meets August 5, 2026); motion was seconded by Eric Efthimiou and passed unanimously contingent on the Delaware County Planning Board's 239-M recommendation.

Motion was made by Dave Kopecek to approve the minutes of the July 7, 2026 meeting; motion was seconded by James Smart and passed.

New Business:

Chris Clark – Site Plan Application – Page Ave

Lee Marigliano presented Chris Clark's site plan application for the property on Page Ave. Chris Clark would like to build an 80 ft x 125 ft recreation facility, approximately 10,000 sq ft with 25 parking spaces. The recreation center would be one open room inside with the court being lined for basketball, volleyball, pickle ball and tennis. The building will have outside wall lights instead of parking lot light posts and metal siding. It will also be elevated out of the flood plain.

Motion was made by Eric Efthimiou to schedule and publish a legal notice for a public hearing for Chris Clark's site plan application for Tuesday, September 1, 2026 at 6:00 pm; motion was seconded by Dave Kopecek and passed unanimously.

Motion was made by Eric Efthimiou 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.

Chris Clark was advised that letters would need to be mailed to every neighboring property within 200ft of the Page Ave property lines. 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 September 1, 2026 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 6:32 pm

Respectfully submitted,
Pam Ferguson,
Planning Board Secretary