

VILLAGE OF DELHI
ZONING BOARD OF APPEALS MEETING
December 13, 2022

Present: Joannie Bedient, Chair; Nancy Hughes; and James Corcoran

Absent: Tom Little, CEO

Guests: Mike Roth, Architect and Luigi Palleschi, Engineer

Regular Meeting

Chair Bedient opened the regular meeting of the Village of Delhi Zoning Board of Appeals at 6:00 PM.

Chair Bedient asked for a motion to approve the minutes of the April 12, 2022 meeting.

Motion was made by Nancy Hughes to approve the minutes of the April 12, 2022 meeting. Motion was seconded by James Corcoran. All members approved.

New Business:

Pheny Family Holdings, LLC (Family Dollar – area variance – 60 Main Street

Mike Roth, Architect and Luigi Palleschi, Engineer for the proposed project at Family Dollar at 60 Main Street in the Village of Delhi were present to discuss the project and answer any questions that the Zoning Board may have.

Mike Roth, the architect for the applicant indicated the proposed addition at 60 Main Street would encroach on the 25 foot setback requirements in the village code.

Tom Little, Village of Delhi Code Officer, reviewed the site plan application and has determined an area variance is needed for the setback. This will require a public hearing to be scheduled in January, the applicant will need to send notices to all person and firms within 200 feet of the property lines. These notices mailed to the property owners will need to be sent by certified mail and they must be received at least 5 business days prior to the meeting date. The Village of Delhi will publish the legal notice for the public hearing and that cost will be paid in full by the applicant prior to the start of the public hearing.

Mike Roth indicated that the addition will increase the square footage to 10,500. The parking lot will remain unchanged. Tractor trailers deliver will continue to make occasional deliveries to the store. The parking lot will be milled and restriped, which will be an improvement to the parking lot. The view from Main Street will basically remain the same. The 8 foot fence in the rear will be maintained and replaced, if needed. They will be leaving the trees in the rear as a buffer for the residences behind. There is no environmental impact. The dumpster will remain in the rear (not visible from Main Street).

Motion was made by Nancy Hughes to schedule the public hearing for the Pheny Family Holdings, LLC request for area variance on 1/10/2022 meeting at 6:00 PM with our regular meeting to follow. Motion was seconded by James Corcoran. All members approved.

Old Business:

None

Miscellaneous:

Motion was made by James Corcoran to adjourn the meeting. Motion was seconded by Nancy Hughes. All members approved. Meeting adjourned at 6:25 pm.

Respectfully submitted,

Kimberly Cairns
Zoning Board Secretary