

VILLAGE OF DELHI
ZONING BOARD OF APPEALS MEETING
January 10, 2023

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

Guests: Marty & Marianne Greenfield, Billie Kunzang, Mike Roth, Architect and John Hitchcock, Engineer

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

Chair Bedient opened the Public Hearing for Pheny Family Holdings, LLC (Family Dollar) request for an area variance @ 60 Main Street at 6:00 PM.

John Hitchcock, Engineer from ABD Engineers and Mike Roth, Architect were present to present this application and answer any questions that might arise during the public hearing.

John Hitchcock presented Exhibit A and Exhibit B maps that gave options of truck deliveries. It was explained there is a third option that would be deliveries from Main Street parking in front of the store.

Marty Greenfield asked where the variance comes into play because it is his property at the west side of the project that requires the variance because of the setback.

Billie Kunzang – there were concerns brought up by Billie Kunzang and the Greenfields with regard to lighting and noise concerns with the delivery trucks. The contractor is looking to satisfy these neighbors as they are nearest to the project and would be the individuals most affected.

Mike Roth indicated the plan is for a fence (6 – 8 ft to replace existing) and/or dense plantings behind the homes affected by the variance (Greenfield & Albright) to help reduce the noise from truck traffic.

Mike indicated he has been told there is 1 – 2 deliveries per week.

It was noted that this application needs to be referred to Delaware County Planning for them to weigh in.

Motion was made by Nancy Hughes to refer this application to Delaware County Planning for a General Municipal 239 Review. Motion was seconded by James Corcoran. All members approved.

Tom Little, Code Officer, indicated SEQR would be done by the Village of Delhi Planning Board.

Motion was made by James Corcoran to close the public hearing. Motion was seconded by Nancy Hughes and public hearing was closed at 6:13 PM.

Regular Meeting

Chair Bedient continued to the regular meeting of the Village of Delhi Zoning Board of Appeals at 6:13 PM.

Chair Bedient asked for a motion to approve the minutes of the December 13, 2022 meeting.

Motion was made by James Corcoran to approve the minutes of the December 13, 2022 meeting. Motion was seconded by Nancy Hughes. All members approved.

New Business:

None

Old Business:

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

It was noted this will be discussed by Delaware County Planning at their next meeting and we will get a letter from them. This will come back to ZBA at the February 14, 2023 meeting, at which time we will vote on the variance and, if approved, send to Village of Delhi Planning Board to handle the site plan application

Miscellaneous:

Motion was made by Nancy Hughes to adjourn the meeting. Motion was seconded by James Corcoran. All members approved. Meeting adjourned at 6:16 pm.

Respectfully submitted,

Kimberly Cairns
Zoning Board Secretary