

VILLAGE OF DELHI
ZONING BOARD OF APPEALS MEETING
October 14, 2025 at 6:00 pm

Present: Chair: Joannie Bedient
Members: James Corcoran, Nancy Hughes and Josh Morgan - Village of Delhi Code Officer

Absent: Michael Tweed and Belinda Watts

Guests: Margaret Baldwin, Jean Krzyston, Matt Krzyston, Yuskei Murayama, Stephanie Nelson and Heidi Prime

Public Hearing:

Chair Joannie Bedient opened the public hearing at 6:04 pm, regarding Yuskei Murayama's area variance request for 1 Cherry Hill. Yuskei Murayama briefly recapped the area variance request, Yuskei is planning on subdividing 3 (three) parcels off of his 9 acre parcel. 1 (one) of the planned parcels (0.42 acre) front width will only have 115 feet, which is why the area variance is needed from the Zoning Board of Appeals. Village Code states a parcels front width needs to have a minimum of 150 feet.

Public Hearing closed at 6:20 pm and the Board continued to the regular meeting.

Regular Meeting:

Motion was made by Nancy Hughes to approve the minutes of the September 9, 2025 meeting; motion was seconded by James Corcoran and passed unanimously.

New Business:

None

Old Business:

Yuskei Murayama – Area Variance – 1 Cherry Hill

Motion was made by Nancy Hughes to grant Yuskei Murayama's area variance request and sign the area variance worksheet; motion was seconded by James Corcoran and passed unanimously.

Motion was made by Nancy Hughes that this is a single area variance and a Type 2 action under SEQRA; motion was seconded by James Corcoran and passed unanimously.

Training

None

The next Zoning Board of Appeals meeting will be held on November 12, 2025 at 6:00 pm at Village Hall.

Motion was made by James Corcoran to adjourn; motion was seconded by Nancy Hughes and passed unanimously.

Meeting adjourned at 6:29 pm

Respectfully submitted,
Pam Ferguson
Zoning Board of Appeals Secretary