

VILLAGE OF DELHI
ZONING BOARD OF APPEALS MEETING
August 11, 2026 at 6:00 pm

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

Guests: Frank Adamo

Regular Meeting:

Chair Joannie Bedient opened the regular meeting at 6:07 pm.

Motion was made by Nancy Hughes to approve the minutes of the October 14, 2025 meeting; motion was seconded by James Corcoran and passed unanimously.

New Business:

Frank Adamo – Area Variance – 63 Delaware Ave

Frank Adamo presented his area variance request for 63 Delaware Ave (tax map #171.7-7-15). Frank would like to build an attached garage. Garage will be too close to the property line and doesn't meet Village Code setback requirements, which is why the area variance is needed from the Zoning Board of Appeals. The Board discussed the concern of digging into the soil due to the incline, which may cause drainage issues for the neighbors. The Board discussed the concern of room for the fire department to get around to the back of the house if there was a fire or emergency. The Board discussed the possible need for an updated property survey, whether it is of 63 Delaware Ave or if both of the neighbors on either side of 63 Delaware Ave have surveys. After further discussion, the Board decided they want a current survey of 63 Delaware Ave.

Motion was made by Nancy Hughes to schedule and publish a legal notice for a public hearing for Frank Adamo's area variance request for Tuesday, September 8, 2026 at 6:00 pm; motion was seconded by James Corcoran and passed unanimously.

Old Business:

None

Training

None

The next Zoning Board of Appeals meeting will be held on September 8, 2026 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 7:11 pm

Respectfully submitted,
Pam Ferguson
Zoning Board of Appeals Secretary