

VILLAGE OF DELHI
ZONING BOARD OF APPEALS MEETING
September 8, 2026 at 6:00 pm

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

Guests: Frank Adamo and Timothy Cramer

Public Hearing:

Chair Joannie Bedient opened the public hearing for Frank Adamo's area variance appeal request at 6:03 pm.

Frank Adamo briefly recapped his area variance appeals request for 63 Delaware Ave (tax map #171.7-7-15). Frank would like to build an attached garage, having an attached garage will help his wife get in and out of the house safely in the winter. The proposed 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.

Public Hearing closed at 6:32 pm.

Executive Session:

Motion was made by Nancy Hughes to enter executive session for the purpose of possible litigation. Motion was seconded by James Corcoran and executive session started at 6:34 pm.

Motion was made by James Corcoran to exit executive session. Motion was seconded by Belinda Watts and the board went back to open session at 7:12 pm.

Motion was made by James Corcoran to approve the minutes of the August 11, 2026 meeting; motion was seconded by Belinda Watts and passed unanimously.

New Business:

None

Old Business:

Frank Adamo – Area Variance – 63 Delaware Ave

After further discussion, the Board decided that in order to make a decision on Frank's Area Variance appeal request he either needs to have a survey completed of his property, as previously requested or he needs to find and mark the front property pin on the stream bank side and stake out his proposed garage with exact measurements. Then he needs to contact Josh Morgan, Code Enforcement Officer and Josh will meet with him at the 63 Delaware Avenue property and review the proposed garage.

Training

James Corcoran: 2 hours – Zoning Basics for Enforcement Officials and Board Members.

The next Zoning Board of Appeals meeting will be held on October 13, 2026 at 6:00 pm at Village Hall.

Motion was made by Belinda Watts to adjourn; motion was seconded by Nancy Hughes and passed unanimously.

Meeting adjourned at 7:22 pm

Respectfully submitted,
Pam Ferguson, Zoning Board of Appeals Secretary