

Town and Village of Delhi Joint Comprehensive Plan

Kick-off Meeting Summary Notes

Date & Time: January 7, 2026 5:30 pm

Location: Delhi Town Hall, 5 Elm St, Delhi, NY 13753

Attendees:

Comprehensive Plan Committee

Matt Krzyston – Chamber of Commerce

Mary H Bonderoff – SUNY Delhi

Deb Fleming – Town Resident

Jason Coleman – Town Resident

Gideon Frisbee – Town Resident

Margaret Baldwin – Village Resident

Jim Smart – Village Planning Commission

Barton & Loguidice

Robert Murphy, Jr., AICP Managing Community Planner

Jeremy Hughes, Senior Regional Business Development Manager

Observing

Maya Boukai – Town Supervisor

Christina Viafore – Town Councilwoman

Absent Committee Members

Emily Helck – Village Resident & Business Owner

Marne West – Town Resident & Business Owner

Tyler Hymers – Town Resident & Business Owner

Introduction

This meeting marked the official kickoff of the Town and Village of Delhi Joint Comprehensive Plan, and the first project committee meeting since the communities entered into contract with Barton & Loguidice (B&L) on December 1, 2025. The purpose of the meeting was to introduce the project team and committee members, review the scope and timeline of the planning effort, and begin initial conversations to help shape a shared vision.

The meeting was led by Robert Murphy Jr., AICP, a Community Planner based in Albany and Project Manager for the Comprehensive Plan. He was joined by his colleague Jeremy Hughes, a Senior Business Development Manager also based in the Albany office.

The meeting agenda included the following items:

1. Project Overview: Team, Scope, Schedule
2. What is a Comprehensive Plan?
3. Previous Planning Efforts
4. Community Profile: Demographic Trends
5. SWOT Analysis / Discussion
6. Next Steps



Project Overview

Robert presented the project's scope and timeline: The Comprehensive Plan is expected to take approximately one year to complete. He then provided an overview of what a Comprehensive Plan is and how working together on a regional joint plan benefits communities by setting a long-term vision for land use, development, infrastructure, and community character and potential win-win scenarios for participating municipalities.

Community Profile

Robert then presented the draft Community Profile, which highlighted the following key findings:

- Both communities are undergoing population gains.
- The percentage of vacant houses has increased since 2010, while overall housing stock has decreased.
- The population is skewed to a younger demographic, most likely due to the presence of the SUNY Delhi Campus
- The Village's median household income has been rising at a pace exceeding that of the County and State, whereas the Town's median household income growth is slightly lagging behind.

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Please find the SWOT Notes at the end of this document. The SWOT analysis for the two communities highlights the area's identity as an educational center, with convenient access to retail and recreation. Strengths include it's the existing co-operation between the Town and Village, the thriving Main Street, proximity to regional assets, as well as the Village's position as Delaware County Seat.

However, the town faces several challenges, particularly around the physical disconnect between SUNY Delhi and the Village, poor cell service coverage, and a lack of affordable housing. Housing affordability is a growing concern across the county, likely driven by the prevalence of vacation homes. Despite these weaknesses, the two communities have opportunities to leverage their natural assets and relationships with local organizations to enhance commercial corridors and recreational opportunities. Threats include the prevalence of short-term rentals / second homes, affordability for young families, and NYC watershed land-use regulations that limit housing availability. These insights will inform strategies that reinforce Delhi's strengths while proactively addressing growth, infrastructure, and quality-of-life considerations.

Next Steps

- Schedule Next Committee Meeting – TBD: February 2026

- Draft Community Participation Plan
- Draft Survey Questions

SWOT Notes

Below are the notes taken, of the SWOT analysis.

<p>Strengths</p> <ul style="list-style-type: none"> • Charm – ambience, vitality, citizens • Architectural/main street • Lack of empty storefronts • Commitment to investment • People want to be here • Marketplace and fair in the Square • Strong academics at all levels • County seat (strong citizenry, patronage at local businesses, employment, accessibility to services) • Cooperation between Town and Village • Location, NYC Watershed • Hospital • Employment Center • SUNT Volunteers • Local industries/community minded • Court House Square • Recreation Facilities 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Cell service • House availability • Nursing homes' quality and availability • Traffic control and safety (limit Main St business) • Communication – all levels for all ages • Water and sewer access • NYC Watershed / location • Narrow streets • Parking availability • Winter is bad for local retail • Lack of eateries recently • Disconnect between SUNY and Village (getting students to Main Street) • Expensive • Access to affordable retail
<p>Opportunities</p> <ul style="list-style-type: none"> • Better Town-n-Gown relationship • Hotel, lodging, and SUNY hospitality program • Affordable Housing • Trout fishing tourism • Chamber of Commerce commitment to fill gaps • Wedding venues and golf courses • NYC Watershed programs and funding (Catskill Watershed Corp) • ARC • DCEC – co-op electric • “Bubble” community facility at SUNY • Reservoir Park waterfall • Efficiency of Town and Village services 	<p>Threats</p> <ul style="list-style-type: none"> • Short-term rental and second homes • Affordability for young families • Land use regulations limiting housing affordability • Limited bike and pedestrian infrastructure • Lack of a community center for public • NYC watershed regulations/proximity to NYC • Tax-exempt lands • Traffic Control

Town and Village of Delhi Joint Comprehensive Plan Kick-off
Meeting Sign-in Sheet

Name

Affiliation

Matt Krzyston

Chamber of Commerce

Mary H Bonderoff

SUNY Delhi

Deb Fleming

Town Member

JASON COLEMAN

Town Member

GIDEON FRISBEE

TOWN MEMBER

Margaret ^{"Peg"} Baldwin

Retired

JIM SMART

RETIRED Village Planning
Commission

January 7, 2026

THREATS

STRs + Second Homes

AFFORDABILITY FOR YOUNG FAMILIES

LAND ^{USE} REGULATIONS LIMITING HOUSING AVAILABILITY

LIMITED BIKE + PED INFRASTRUCTURE

LACK OF A COMMUNITY CENTER FOR PUBLIC

NYC WATERSHED REGS / PROXIMITY TO NYC

TAX-EXEMPT LANDS

~~EFFICIENCY OF TOWN + VILLAGE SERVICES~~

TRAFFIC CONTROL

STRENGTH

CHARM - ambience, vitality, citizens

ARCHITECTURAL/MAIN STREET

LACK OF EMPTY STOREFRONTS

COMMITMENT TO INVESTMENT

PEOPLE WANT TO BE HERE

MARKETPLACE + FAIR IN THE SQUARE

STRONG ACADEMICS AT ALL LEVELS

COUNTY SEAT - strong citizenry

- patronage at local business

- employment

- accessibility to services

COOPERATION Btwn T + V

SUPPORT FOR SENIORS

LOCATION, NYC WATERSHED

HOSPITAL

EMPLOYMENT CENTER

SUNY VOLUNTEERS

LOCAL INDUSTRIES/COMMUNITY MANNED

COURT HOUSE SQUARE

RECREATION FACILITIES

OPPORTUNITIES

BETTER TOWN-N-GOWN RELATIONSHIP
HOTEL + LODGING + SUNY HOSPITALITY PROGRAM

AFFORDABLE HOUSING

TROUT FISHING TOURISM

CHAMBER OF COMMERCE COMMITMENT TO FILL GAPS

WEDDING VENUES + GOLF COURSES

NYC WATERSHED PROGRAMS + FUNDING

- CATSKILL WATERSHED CORP

ARC

DCEC - CO-OP electric

"BUBBLE" COMMUNITY FACILITY @ SUNY

RESERVOIR PARK WATERFALL

EFFICIENCY OF T + TV SERVICES

WEAKNESSES

CELL SERVICE

HOUSING AVAILABILITY

NURSING HOMES QUALITY + AVAILABILITY

TRAFFIC CONTROL + SAFETY

- limit MAIN ST BUSINESS

COMMUNICATION - all levels for all ages

WATER + SEWER ACCESS

NYC WATERSHED / LOCATION

NARROW STREETS

PARKING AVAILABILITY

WINTER BANS FOR LOCAL RETAIL

LACK OF EATERIES RECENT

DISCONNECT BETWEEN SUNY + VILLAGE

- GETTING STUDENTS ^{to} MAIN STREET

EXPENSIVE

ACCESS TO AFFORDABLE RETAIL