

Village of Schoharie Planning Board Working Meeting February 16, 2021

In Attendance:

Board members: Tom Smith, Michael Meyer-Veen, William Olewnick
Chair Dusty Putnam and Colleen Henry

Dr. Elbially, Applicant
Jodi Serowski, Lamont Engineers
David C. Brennan, Attorney from Young/Sommer LLC
Schoharie Village Mayor Larry Caza
Nan Stolzenburg, Consultant for Village of Schoharie
Randall Crawford, Crawford & Stearns Architects
Daniel Crandall, Crandall Engineering services PLLC

This is a meeting via zoom due to the Covid-19 Restrictions, this meeting is being recorded. There is an absence of a Zoom link to the public in error, therefore, the meeting is considered a working meeting.

Meeting opened at 6:04 p.m.

David Brennan summarized this meeting as being held to begin anew the application process for Dr. Elbially's dental practice expansion that consists of 2 parcels deemed parking. Reason being the Board to date has received items from the applicant in bits and parts. With use of a memo kindly written by Nan Stolzenburg the Board and guests are able to pick apart the necessary items required for a complete Application necessary to begin the major project (Special Use/ Site Plan Process). The time frame for this process will begin when the applicant has completed all the necessary items required in the application. The Board will deem the application as complete/incomplete when received and reviewed. This meeting is to give the applicant the necessary items to have One Completed Package to be submitted all at once.

In every effort to move the project along at a pace acceptable to Dr. Elbially, the experts were added to weigh in on the project— 3 parcels in total to be adjoined to a currently situated corner lot. The lot at 235 Main Street is the parcel where a 10,000 sq foot parking lot is to be placed with the current residence to remain. The Principal use as proposed *is the parking lot* not the home that currently exists, thus posing a Land Use Law restriction (2-6.3) where as a *lot line adjustment* is requested and required. The Applicant has been so informed this evening of this requirement.

Items from memo written by Nan Stolzenburg that need to be addressed by applicant:

1. Site Plan must identify and label all properties within 200' of the parcel(s).
2. The type and screening details for waste disposal containers to be identified
—discussion went on further on set backs for the screening placement
3. External Lighting-type, size, placement, direction of illumination
—this information has been given to the Board but is required in the package requested
4. Grading, erosion Storm Water Plan (discussed further noted below)
5. Landscape Plan- vegetation to be removed, trees to be planted the species type and any and all screening and type.
6. Traffic Flow needs to be indented on Plan and also any signage to be erected
7. A Summary of the project with number of employees, max. capacity total number of parking spaces proposed
8. Update to SEQR (as Board had begun review in December 2020)
9. Update features to the Site Plan with regard to the Bridge Street lot
10. Include the crosswalks, pedestrians safety features because not all the versions received to date have the safety features

Storm Water Management:

Dan Crandall engineer for applicant forwarded a plan for the Bridge Street parcel but the board does not have one for the 235 Main Street parking lot. He informed the Board tonight that he intends to have the storm water flow from the lot into a catch basin to Main Street. He will have plans and summary available with the application. Chair Dusty Putnam insisted that a letter from NYS DOT with approval of drainage to Main Street is required to move forward on that plan.

-Dan indicated a retaining wall is necessary at the Bridge Street lot as well for storm water mitigation, as water flows from this parcel to the adjacent neighbor.
The Board is requesting a complete summary for both parking lots on storm water management.

-Snow removal/storage at the site needs to be addressed.

-Chair Dusty Putnam added that the Emergency Management team from our local fire department concluded that entrance/egress was acceptable for emergency personnel vehicles.

-address the entrance width to Main St lot (14' extending into 24')

-Traffic addressed as one way in from Bridge St and exiting on to Main street.

Set-backs:

The applicant is considering the front set-back as Bridge Street noted: on a corner lot both parcels are considered front set-backs.
Important for adjoining properties —side set-back is at 10' and rear at 15'.

**with garage structure the set-back is 5 feet.

Dr. Elbially requests the set-backs be amended by the Board at the 235 Main Street parcel
David Brennan informed the applicant that the Board cannot amend zoning...Dr. Elbially can apply to Zoning Board for a variance—but advised that will add time to the project.

Landscaping: It was requested that the Site Plan identify what vegetation is being removed, it is with concern that the current vegetation separating the adjoining neighbor will not appear as a natural barrier if all is removed-the Board is urging the applicant to consider keeping intact some vegetation that is currently existing.

Informed members a link to this meeting to be posted by Village Clerk Leslie Price 2/17/2021.

Applicant has been given items to be addressed and informed one completed application will be accepted by the Board.

Meeting adjourned at 8:04 p.m.

Respectfully submitted
Colleen Henry