

Village of Schoharie Planning Board  
July 31, 2023

In Attendance: Board Members:

Dusty Putnam  
Colleen Henry  
Tim Repicky  
Tom Hitter

Public:

Jim Snyder

Meeting called to order at 7:06 p.m.

The Meeting minutes of July 18, 2023 were distributed to the members present this evening and acknowledge receipt of minutes.

Whereas a motion to approve the July 18, 2023 minutes by Tim Repicky  
Seconded by Tom Hitter, the Planning Board affirmed the said motion and voice  
vote carried.

I. **Public Hearing for Arrow Spring Farm,**

Presentation by Jim Snyder

There was no public to comment on this action, Planning Board officially closed  
the oral comment period at 7:28 p.m. and written comment will be accepted until  
Monday 8/7/2023 and the Public Hearing will be closed officially on 8/8/2023.

Zach Thompson of the Schoharie Planning Commission sent an official letter  
received by the Chair, Arrow Spring Farm meets the requirements of schedule A  
of the County Planning Commission Agreement, letter serves as a purpose of  
notice and is filed with proposal.

\*\*\*\*Public attendees arrive 7:30 p.m.

Kim Zimmer, Dan Beams, Vincent Laganga

## II. Old Stone Fort, 145 Fort Road

Vincent Laganga gave members of the Board a packet with a narrative and sketch plans

Mr Laganga informed Board he believed 4 trees would need to be removed for this proposal, Board members have either visited the site or saw pictures and deemed more trees or all existing trees would need to be removed for the proposal. The Board requested a re-consideration on keeping some of the mature trees that are at the site, the proposed plan does have 2 new trees being planted. The Board referenced the Land Use Law page 40, Landscaping criteria, the planting of *at least 3 inch caliper trees*. There are no setback requirements, however, the Board as well as the applicant prefer to remain with the 15 foot rear/side setback by reason of neighboring home. The proposal is a 3/4 acre area, 2 story framed structure approximately 11088 sq ft, the basement is considered the 1st floor (attic is part of the 11088 sq ft), the entire conditioned area is approx. 12500 sq ft. Standing seam look roof with solar with a stone front facade similar to the Badgley House. The proposal has an approximately 2.2 million dollar cost. The Board members informed Mr. Laganga to review the Land Use Law Historic Overlay pages 32-34 to ensure he is aware of the standards.

Dan Beams indicated the proposal is planned in order to get the most in storage and gain room for the museums needs. He added the Library room on the main floor would have accessibility for all visitors with seating, technology and traditional library items/ materials. Other available areas on the main floor would be standing or moving storage as needed, gift shop, activity room, washrooms...

The Board agrees this is the sketch plan meeting with continued process in amending the plans to harmonize with the LUL and the proposed site. The Board informed Mr. Laganga a survey is needed.

\*\*\*public attendees left the meeting at 8:30 p.m.\*\*\*

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III. Continuum with Dr. Elbially proposal: 235 Main St

The Board is requiring a traffic study, based upon its responses given on the SEQR in regard to increased traffic this action will create. In addition the Planning Board is concerned with the driveway at 235 Main St and the current entrance (at Route 30) to the dental practice—too close in proximity to each other and is a traffic concern.

Continue on Site Plan Review: 5-3.2 Landscaping

E. Shade trees: have been discussed

F. Refer to the Land Use Law, Chapter 3, p.42, criteria D-parking standards

f. (3) parking lots of 10-30 cars interior landscaping recommended

Chapter 5-3.3 page 80:

N/A

VPB is greatly concerned about the vehicular and pedestrian traffic flow through the 5 parking areas and 4 driveways with no marked sidewalk for pedestrian crossing

N/A

VPB has engaged the services of Creighton Manning for the traffic study

Emergency vehicle-no issues from fire dept. (no change from phase 2 action).

Next meeting scheduled for August 1, 2023 at 7 p.m. Other meetings have been scheduled for August 7th and August 8th at 7 p.m. as well as a public hearing for Dr. Elbially on August 22nd.

Meeting adjourned at 9:05 p m

Respectfully submitted,  
Colleen M Henry

