

Village Planning Board Meeting June 2, 2020

Attending:

Dusty Putnam, Chair,

Board Members: Colleen Henry, William Olewnick, Tom Smith

Dr. H. Elbially

Meeting Called to order at: 7:08 pm

Chair gave all members agenda for this evening via email.

Motion to approve 5/26/2020 meeting minutes with amendment by chair, insert "lighting and garage" in the planned proposal by Dr. Elbially, motion to accept changes, all in favor- motion carried.

A. NEW BUSINESS

Chair spoke with Ms. Leslie Price in regard to a project Ms. Price sought back in 2019, Chair informed Ms. Price that project will start anew as too much time has passed since the 7/2019 meeting when she made her original proposal.

B. Continuum Business—Dr. Elbially Dental Office Building Proposal:

Acceptance of Dr. H Elbially's Project documentation:

1. Site Dev. Plan Approval Application,

Amended current land use of site from *commercial* to *mixed use* as per the zoning map in the land use law manual. The 110 Bridge Street home to be demolished —Proposal includes two stages: demolition and addition to the current building

--stage 1 demolition of 110 Bridge St and construct with stage 2 erect the addition and garage.

--Description of proposed use, Chair informed Dr. Elbially to have description corrected on application...total sq footage of project 2194....

--size of accessory building: the garage, Board is asking for dimensions on application...

--set back: 15 feet as indicated on the application

--parking spaces: 37 : 26 within the new area after demolition

--Curb cut should answer as Yes on application—

**informed application needs additional information to be completed (description and dimensions)

Internal Checklist: Site Plan review (5-2.1 LUL)

--catch basin -- it is forthcoming from Chris Lawton, who will be the excavator on the job

The property is zoned AE, 100 year flood as per LUL.

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Addressed Landscaping and informed Dr. Elbially as per LUL, page 40, requirement: 3 inch caliper for planted trees, discussed fencing (adjoining neighbor has fencing, suggested Dr. Elbially discuss with neighbor expectations prior to construction of additional fencing overlapping the neighbors fencing). In addition, the proposal also involved planting arborvitae along the fence line. Board is asking that the 2 landscaping/ fencing proposals handed in today be combined and to re-evaluate planting evergreens instead of / or where fencing overlaps.

Parking: LUL page 42, "every 6 parking spots a deciduous tree to be planted" ...The board deemed further review is necessary.

--The dumpster shown in the plan has questionable dimensions -will trash recycle truck have the ability to maneuver within/near the area designated.

-- The Lighting: TBD

The board is requiring down lighting at the parking lot, Dr. Elbially has a carriage style bulb assembly as to match existing lighting at the main building. Board to revisit lighting.

--Narrative: Not Complete by Dr. Elbially (description of the use)....

--Façade elev completed

--Waste disposal /demolition Needs to be completed: Where is the debris going from site?

** review checklist to continue at next meeting**

2. Special Use Permit approval app:

1.3 acres total of the 2 properties

Description narrative needs to be updated.

UPDATE: Possible new business: subdivision 429 and 431 Main St, Schoharie

Next Meeting Scheduled 6/9/2020 at 7:30 pm

AT Next Meeting: Anticipate new drawings and completed application from Dr. Elbially

Dr. Elbially will have information on input from adjacent neighbor regarding fencing

Board will Complete Internal Check List -review lighting, garage dimensions, waste disposal, landscaping and runoff

Begin the SEQRA documentation

Meeting adjourned at 8:52 pm

Respectfully submitted, Colleen Henry