

Village of Schoharie Planning Board Minutes
June 12, 2023

Meeting Called to Order at 7:13 p.m.

In Attendance: Board Members: Dusty Putnam, Tom Hitter, Tim Repicky,
Steve Babbitt, Colleen Henry

I. Motion to approve the May 30, 2023 minutes as written by Tim Repicky , seconded by Tom Hitter, Voice vote carried.

II. Continuum on Dr Elbially -Main Street Dental Office Expansion

The Board does not deem the application complete as Lamont Engineers representative Jodie Serowski has not yet reviewed Dan Crandall's storm water management proposal given the Board on May 30.

A NYS Department of Transportation (DOT) traffic study has been recommended by our trusting advisor Nan Stolzenburg and will be deemed necessary.

III. Subdivision Application: Chris Lawton, Arrow Spring Farms Inc., 107 Prospect St

Mr. Lawton's application process needs:

3 applications

6 Deeds

6 Tax Map section 72.13-4-3 sketch plan with **needs mentioned below**

6 adjacent neighboring properties in listed form

5 Land use areas needed

2 copies of the survey plans (Board received 4 copies)

**Need documentation as to proof of ownership and/or proof of Mr. Lawton's ability to sign for Arrow Spring Farms Inc.

The Board has questions on the zoning for the property. The Land Use Law Zoning Map publication dated 2017, designates the property as residential and mixed use overlay. The Board needs to reconcile this zoning confusion, was this property grandfathered in this zoning?

In further review the Board has determined the following issues thus far with the application:

**The survey is missing existing Streets within 300 feet of the property

**The water line for the house on the property is not identified

**Land Use Law, page 85, section 6-3.2 B. 2 (site location)d." All utilities including, but not limited to, telephone lines, electric lines, gas lines, water transmission lines and cable TV lines with all appurtenances." This needs to be addressed

**The width of roads Route 30 and Academy Drive are not mentioned in the survey as is necessary as well as identifying Grand Street, as existing street with 300 feet

**Certificate of the County Treasurer, School Tax Collector or Abstract of Title is needed

**Due to differences in elevation with adjacent properties, The Board has a concern in storm water drainage at the site

SEQRA (Arrow Spring Farm Inc.) short form Review:

At Issue :

- Question 5 Proposed action, a. A permitted use under the zoning regulations is **UNCLEAR**.
- Question 10 Will the proposed action connect to an existing public/private water supply? **No** was given as the answer but description needed
- Question 11 Will the proposed action connect to existing wastewater utilities? **No** was given as the answer but a description is needed. Conversely, the Board believes the answers should be YES with identifying water and sewer are in place already.
- Question 12 a. **YES** was given as answer.....The site is not contiguous, to...a building, archaeological site or district listed on the National or State of Historic Places nor is it eligible for such listing. Needs clarification
- b. Needs clarification
- Question 13 Creek bed is sensitive, needs to identify the extent of the alterations, The Board notes the receipt of the EFA mapper needs narrative for this question
- Question 17 a. Will the proposed action create storm water discharge, either from point or non-point sources? **NO** was given as answer, however, with the adjacent property having a higher elevation a concern exists— is there historical storm water discharge data to know the flow to adjacent properties ever been addressed

Once The Board has a complete application, the SEQRA will be completed and an action identified. This subdivision will need a public hearing as per the Land Use Law, page 89 section 6-5.2 "Action on Minor Subdivision Plat" B. Hearing- 1. This Board is the lead agency.

IV. Old Stone Fort representative Mr Vincent Laganga requested The Board reach out to him in July, he is not in a rush for this proposal

Next Meeting scheduled June 20, 2023 at 7 p.m.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Colleen M. Henry