

Village of Schoharie Planning Board Meeting Minutes
June 20, 2023

Attending:

Board Members:

Dusty Putnam, Tom Hitter, Tim Repicky, Steve Babbitt, Colleen Henry

Public:

Jim Snyder, Ellen Rehbarg

Chair handed out agenda

Meeting Called to Order at 6:57 p.m.

Motion by Tim Repicky to approve June 12, 2023 meeting minutes, seconded by Tom Hitter, Voice vote carried.

- I. Continuum: 107 Prospect Street -Arrow Spring Farms
Accepting the Arrow Spring Farms application tonight as complete
Received items requested:
Adjacent neighbors notified
Notarized document that Jim Snyder is working on behalf of Mr. Lawton
Documentation for Mr. Lawton identified as owner of Arrow Spring Farms
Tax documentation and Deed
New survey's given, identifying the water line to the house

The Board received a new zoning map via email prior to this meeting, Local law adopting the change of use at the location of Prospect St, under Central Business District and dated July 28, 2016, sealed by NYS August 4, 2016. The letter and new map are included with these minutes.

Accepted the new survey with the existing streets or public ways within 300 ft boundaries identified as per scale...Jim Snyder indicated he can place the width at Grand St as 18-20 feet and Main Street identified as 25 ft wide and will be indicated on the final plat.

***Dr. Elbially enters meeting, 7:23 p.m.

Mr. Snyder stated he has no storm water data for the Prospect property. The Board is satisfied and is not going to pursue a storm water data survey.

Arrow Spring Farms

The Boards Review of the Revised Part 1 (SEQR):

- #5. This item cleared up with revised zone map
- #10 No, connection as existing connection as noted
- #11 No, due to existing connections
- #12 Yes, eligibility for listing on the State Register of Historic Places, Jim indicated the States website pre-determines the response as YES. (Does not pertain to this action)
- #13a.. Yes, wetland as spring brook and the action does not require any alterations
- #13b. No
- #17. No, no creation of any additional storm water discharge...

These responses satisfy the Boards request for additional information to complete the SEQR -Part 1 from the June 12th meeting.

Part 2 Impact Assessment (SEQR):

Page 4. Questions #1-11: Action as NO, or small impact may occur

Page 5 Determination of significance:

Regarding #12 Part 1: This EAF question does not pertain to this applicant. Applicant used the EAF mapper state website for this data upon review The Board has determined the subdivision is not contiguous to a building nor designated as a sensitive area, archeological site, nor a district listed on the national historical places. website pre-determined the answer as YES.

Regarding #13 Part 1: The proposed action involves no construction or excavation and will not encroach on any water body or wetland.

Determination: Based on the information obtained and documentation submitted this proposed action will not result in any significant adverse environmental impacts. ****The Board gives this proposal a negative declaration** . Informed Mr. Snyder the packet will be sent to the county. The Board will write a resolution on the subdivision. **LUL section 6 review by Board**

Mr. Snyder will bring final plat at the public hearing with the width of the streets and tax stamps and be ready to complete the sub-division

II. Continuum Dr. Elbially Dental Parking Lot and Building Expansion

Chair handed out letter from Jodie Serowski, Lamont Engineers dated June 9, 2023, regarding the storm water management. A copy of this letter given to Dr. Elbially as well. Ms. Serowski's letter stating the existing and proposed work should be on the plan as "not clear what the limits of the new work are" and features noted in Dan Crandall's report dated May 25, 2023 need to be identified on the plans, otherwise, she does not see any issues on the storm water management.

In receipt today, the Code Enforcement Official forwarded an email to the Chair - 100 is maximum occupancy for the building with expansion as per a request by The Board.

Planning Specialist Nan Stolzenburg, contacted Chair with information regarding the *to be built-garage/carriage house*, such structure has been relocated twice within both phases of approved plans by The Board. Making changes to the site plan of said garage/ carriage house as being removed / deleted from the plan deems the site of such proposal not be used for other than its intended purpose.

****Ellen Rehburg exits meeting at 8:20 p.m.

In review of the Subdivision Land Use Law page 85, Section 6 "Major"

The Board did not have at tonight's meeting a sketch plan that was viewable therefore, need larger visible plan. The Board reviewed items that could be reviewed:

NEEDS: add Furman Street to the survey

add flood zone on the survey for 235 Main Street

The Board to review SEQR. —at the July 10, 2023 meeting

Noted fees paid by applicant

In review of the Site Plan, Land Use Law page 76 Section 5

vicinity map, lighting, landscaping are included in packet

existing and proposed structures dimensions are in part of the narrative

curb cuts sidewalks ...Noted a proposal for crosswalks at Main and Bridge

and also Main and Furman have already been approved by DOT -time frame for construction of crosswalks is TBD.

NEEDS:

Traffic flow-The Board wants 2 ingress 2 egress signs

Waste disposal/ perc tests and runoff

In review of the Special Use Permit Land Use Law page 72 Section 4:
continuum

III. Old Stone Fort. Vincent Laganga and Curt VanSteel, will be coming to a VPB meeting and Chair informed them to bring appropriate documentation and renderings/ elevation sketch for initial meeting with The Board.

The Board added July 17 and 18 as meeting dates

The next meeting is scheduled for July 10th,
Arrow Spring Farms and continue Dr. Elbially proposal

Board meeting adjourned at 9:24 p.m.

Respectfully submitted,

Colleen M Henry