

## Village of Schoharie Planning Board meeting 6/30/2020

Attending: Board members: Dusty Putnam, Chairperson with

Tom Smith, Michael Meyer-Veen, William Olewnick and Colleen Henry

Public Guests: Clinton Manchester, Patty Manchester, Gary Foster, Meredith Foster, John and Ruth Ann Wilkinson, Linda Godoy, Joseph Bozicevics, and Kim Vescova and Horace Shanahan, Peter Johnson, Floria Kenyon, and Richard Kenyon.

This meeting is a Public Hearing for Dr. Elbially's Dental Office:

Parking lot and addition--- 229 N. Main Street/ 110 Bridge Street Schoharie NY

Chair called meeting to order at 7:04 p.m.

Chair presented a summary of the plan to the public along with copy of sketch plan and informed the public that written comments to the board are to be received by 7/7/2020.

Chair asked for public comment/ questions...

### COMMENTS/ QUESTIONS FROM PUBLIC:

Mr. Foster Asked if the clapboard will be the color indicated on sketch and remain?—Chair responded that the clapboard is there to differentiate the historical building from the addition—In the event the historical building needs to be separated from the addition in the future the clapboard can be removed...Color of the clapboard connector to be gray.

\*\*\*\*Dr Elbially entered meeting 7:10 p.m.\*\*\*\*

Mr. Foster inquired if the lighting will affect neighbor (Wilkinson home)?...Chair responded that lighting meets the LUL height and the board requests down lighting.

Ruth Ann Wilkinson shared that the light type

Dr. Elbially responded that the lights "match" the current lighting at the Main Bridge building and the lights at the parking lot will have a rear shade so as not to reflect into her property...lights off by 7 pm at the latest.

John Wilkinson: Took time to describe his lot adjacent to the intended parking lot—including any arborvitae hedge please be trimmed at 8 feet. Also, the Bridge Street plantings be trimmed at a "reasonable" height and added that his basement gets wet when there is a lot of rain, he has concern on the parking lot water run-off.

Dr. Elbially responded: The shrubs will be trimmed at 3' in height at Bridge street for enter/ egress visibility. Also, that arborvitae will be trimmed between 6'-8'. As far as the run-off, he has a document from Lamont engineers indicating that the lot is less than an acre and does not require a water management study. He added that the parking lot "pitch" will be toward his building, away from their property.

Chair stated that the board is also concerned with water run-off and Lamont engineers gave the board a memo dated June 24, 2020, regarding the parking lot with suggestions to make changes and a storm water management study should be performed.

The Board indicated to Dr. Elbially this needs to be addressed by the next board meeting.

Dr. Elbially stated he wants to make the parking lot grade appropriate but does not want to be responsible for water in the Wilkinson basement even if he gets the study done. The board informed him that the study is necessary to complete his project. It is to hold him harmless to do no further damage.

Kim Vescova (adjacent neighbor) asked: What is the height of fence proposed (pointing to the northwest area of the sketch) approx. 20' is this correct? She believes It is too high...The Board corrected this as Kim was addressing a section that is not abutting her property.

All of the public present praise the project with positive comments from John Wilkinson and Peter Johnson.

Dr Elbially made a comment to the public and Board-- stating he is thankful for the support and feels welcomed in the village.

Chair summarized our next meeting is scheduled for 7/14/2020 at 7pm to review and vote on the project and re-iterated written comments will be accepted until 7/7/20.

To be addressed the outstanding issue: water management plan from engineer.

Public meeting ended at 7:42 pm

The Board continued to discuss plan with Dr. Elbially:

New sketch with - parking lot width for one-way traffic as 12 feet, drop off area with plenty of room to avoid hazard. Addressing the greenspace elevation as per the Lamont memo dated 6/24/2020- the green should be at a lower elevation than the curbing/asphalt, the dumpster will be hidden from public view, and the Board thanked him for amending the trees in the parking lot following the LUL.

Board made suggestions to Dr. Elbially to address the fencing with both Manchester and Wilkinson neighbors as they indicated satisfaction with fencing.

Meeting adjourned at 8:15 pm

*Respectfully Submitted,*

*Colleen Henry*