

May 26, 2020

Village of Schoharie Planning Board Meeting Minutes for May 26, 2020

Attending:

Dusty Putnam, Chair

Michael Meyer-Veen, Colleen Henry, Bill Olewnick, and Dr. Elbially

Meeting called to order: 7 pm

Motion to approve August 20, 2018 Meeting Minutes : Mike Meyer- Veen, 2<sup>nd</sup> by Bill Olewnick motion carried all in favor.

I On Going Business: Dr Elbially Dental Office

Dr Elbially introduced sketch plan proposal: garage, addition to existing building and additional parking

Project introduced tonight includes changes to

--addition --plantings --change in curb cut --purchase of 110 Bridge st

Chair read aloud Land Use Law (LUL) page 132, Definition of *Change of Use* due to the current sketch proposal altering from the original proposal introduced to the board in 2018. The new curb cut to Bridge st may need NYS DOT notification and approval. Also the additional parking as well as landscaping and lighting has changed the scope of the project.

Presentation by Dr Elbially:

Sketch plan: exterior will match the current building, introduces the replacement of 110 bridge st as additional parking, plantings, lighting and fencing. Curb cut from parking lot for egress (one way) with handicap parking/ total number of parking spots is 23. Garage will be 4 bay with exterior closely resembling the original building (bays holding hvac and dumpster/ landscaping maintenance items). The addition will hold the pediatric area.

Board member Bill Olewnick inquired will changes affect the historic designation?

Dr. Elbially response: This addition will not change historic designation.

Chair Addressed Parking: page 32 LUL, landscaping for the parking lot and to adhere to the LUL-board strongly suggests interior landscaping, every 6 parking spots add a tree. Informed Dr. Elbially to review. LUL also has guidelines for relocated curb cut and requires 70 feet from intersection.

Dr Elbially informed board he has spoken with adjacent neighbors regarding this project and did receive feedback regarding the request to hide the parking lot. His proposal suggests a fence with landscaping.

LAST PROJECTED PLAN had lighting identified but that has not been completed. Board is requesting all items to complete the scope of the project be submitted with the application.

Given to Dr. Elbially (package): fee schedule, special use permit, site plan review and short form segra

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Board informed Dr. Elbially it will determine if this is a Major or Minor Project based on the scope of the project as presented tonight.

Board Instructed Dr. Elbially to review chapter 5 Page 76-78 -for the site plan information to offer guidance on the project.

Dr. Elbially had questions on SETBACKS: he indicated at the 110 bridge st purchase he will add a fence and plantings but that the depth at fence line may not be within the required setback –if so, the board suggests that adjacent neighbor needs to weigh in on setback as it abuts that property.

Dr. Elbially exited meeting 7:50 pm

\*\*Board members reviewed LUL with regard to the special use permit and the differences for major/minor project to determine which avenue to take for this project. Considering the size and changes to the original project as well as the need for a special use permit : The board determined that this is a MAJOR PROJECT

Next meetings: 6/2/2020 and 6/9/2020

Board to review Chapter 5 LUL in advance for next meeting

Meeting adjourned at 7:05 pm

Respectfully submitted

Colleen Henry

**NOTICE OF FORMATION**  
 Notice of Formation of WDW LOGISTICS LLC in Schoharie County. Arts of org filed w/NY DOS 05/08/2020. Sec of State designated as agt of LLC upon whom process may be served. SSNY shall mail process to 170 Ward Road, Cobleskill, NY 12043. Company organized for any lawful purpose  
 6Jul78c5

**LLC FORMATION**  
 LTI Handyman Services LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/3/2020. Cty: Schoharie. SSNY desig. as agent upon whom process against may be served & shall mail process to Daniel Bowman, P.O. Box 192, Gilboa, NY 12076. General Purpose  
 6Jun24c5

**NOTICE OF FORMATION OF LLC**  
 Evan Durfee Company, LLC, filed Articles of Organization with the New York Secretary of State on May 19, 2020. Its office is located in Schoharie County. The Secretary of State has been designated as agent upon whom process may be served and shall mail a copy of any process served on him or her to, Evan Durfee, 172 Main Street, Middleburgh, NY 12122. Its business is to engage in any lawful activity for which limited liability companies may be organized under Section 203 of the New York Limited Liability Company Act  
 6Jul8c5

**PATRIOT GROUP LLC**, Arts. of Org. filed with the SSNY on

**OF LIMITED LIABILITY COMPANY.**  
 NAME: Helderburg Defenders, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on June 5, 2020. Office location: Schoharie County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC c/o Michelle H. Wildgrube, Esq., Cioffi Slezak Wildgrube P.C., 1473 Erie Boulevard, 1st Floor, Schenectady, New York 12305. Purpose: For any lawful purpose  
 6Jul22c5

Notice of Qualification of Sharon Springs Renewables, LLC. Authority filed with NY Secy of State (SSNY) on 5/6/20. Office location: Schoharie County. LLC formed in Delaware (DE) on 4/30/20. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 28 Liberty St, NY, NY 10005. DE address of LLC: 1209 Orange St, Wilmington, DE 19801. Cert. of Formation filed with DE Secy of State, 401 Federal St. Ste 4, Dover, DE 19901. Purpose: any lawful activity.  
 6Jul22c5

**PLEASE TAKE NOTICE**  
 Town of Middleburgh Residents The Town Board, Town of Middleburgh, will be holding their Regular/Joint Village meeting on July 9, 2020 at 6:00 PM at the new Shelter Building. This meeting will be

Jefferson, located at 677 N Harpersfield Rd, Jefferson, NY. We are looking for bids to paint and sand or power wash the back outside stairs at the Town Hall and also the two see-saws located on the Green. Bids to be open on July 9, 2020 at the Regular Meeting of the Jefferson Town Board @7pm. All sealed bids are to be received by the Town Clerk by 12 noon on July 9, 2020. The Town reserves the right to reject any or all bids. By order of the Jefferson Town Board.  
 2Jul1c5

**PUBLIC NOTICE**  
 A Village Planning Board public hearing is scheduled for the Schoharie Dental to discuss and take public comment on plans for an addition to the existing structure at 229 Main St., to complete a 5 bay garage and to remove a structure at 110 Bridge St. and covert it to a parking lot at 7 pm on Tuesday June 20, 2020 at the Village Hall, 300 Main Street. If unable to attend, comments can be submitted until July 7, 2020.  
**VILLAGE OF SCHOHARIE**  
 Planning Board  
 Dusty Putnam, Chairman.  
 Jun24c5

**Public Hearing Notice**  
 Please take notice that the Town of Schoharie Zoning Board of Appeals (ZBA) has scheduled a public hearing on Monday July 6, 2020 at 7:30 pm at the Town Hall located at 300 Main Street, Schoharie, NY. The purpose of the public hearing is for an application for an area variance for David Toborg on

**PURSUANT TO LOCAL FINANCE LAW SECTION 81.00**  
 The bond resolution, a summary of which is published herewith, was adopted on June 17, 2020, and the validity of the obligations authorized by such bond resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Worcester Central School District is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution. Wendy Elliott District Clerk Worcester Central School District, New York

**BOND RESOLUTION DATED JUNE 7, 2020 OF THE BOARD OF EDUCATION OF THE WORCESTER CENTRAL SCHOOL DISTRICT AUTHORIZING GENERAL OBLIGATION BONDS TO FINANCE THE ACQUISITION OF SCHOOL BUSES, AUTHORIZING BOND ANTICIPATION NOTES IN CONTEMPLATION THEREOF, THE LEVY OF TAXES IN ANNUAL INSTALLMENTS IN PAYMENT THEREOF, THE EXPENDITURE OF SUCH SUMS FOR SUCH PURPOSE, AND DETER-**

total aggregate cost of \$176,000. Period of Probable Usefulness and Maximum Permissible Term of Any Borrowing: five (5) years. Amount of Debt Obligations Authorized: up to \$176,000. A complete copy of the bond resolution summarized above shall be available for public inspection during normal business hours at the office of the School District Clerk of the Worcester Central School District, Worcester, New York.  
 Dated: June 17, 2020 Worcester, New York  
 Jun24c5

**VILLAGE OF COBLESKILL NOTICE OF PUBLIC HEARING PROPOSED LOCAL LAW NO. 2 OF 2020 REMOVING INCARCERATION AS AUTHORIZED PENALTY**

Notice is hereby given that a public hearing will be held before the Board of Trustees of Cobleskill at the Cobleskill Firehouse, 610 East Main Street, Cobleskill, NY, on the 21st day of July, 2020, at 7:00 p.m. concerning adoption of proposed Local Law No. 2 of 2020, a Local Law Amending the Village Code to Remove Incarceration as an Authorized Penalty. At such time and place, all interested persons in the matter will be heard concerning the same. Text of the proposed local law is available at the office of the Village Clerk, 378 Mineral Springs Road, Suite 2, Cobleskill, NY, during regular office hours, and can be emailed upon request by calling

CEL 68.-3-1  
 Notice is he given that a p hearing will be before the Boa Trustees of Cobl Village of Cobl Firehouse, 610 Main St Cobleskill, NY the 21st day of 2020, at 7:00 concerning a tion of prop Local Law No. 2020, a Local Amending Zoning map o Village of Cobl by zoning p 68.-3-13 RPUI At such time place, all inter persons in the ter will be l concerning same. Text o proposed loca is available a office of the V Clerk, 378 M Springs Road, 2, Cobleskill during regular hours, and c emailed request by c 518-234-3891 Dated: Jun 2020 Sheila W Village Clerk By Order o

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