

Village of Schoharie Planning Board Meeting Minutes
5/30/2023

Attending:

Board Members: Dusty Putnam, Tom Hitter, Tim Repicky, Steve Babbitt
Colleen Henry
Jim Snyder, Nan Stolzenburg, Ellen Rehburg, Dr. Elbially

Meeting called to order at 6:58 p.m.

Motion to approve 4/26/2023 meeting minutes by Tom with Steve second - motion carried

New Business: Jim Snyder presenting for Chris Lawton Subdivision

Proposal: Subdivide 107 Prospect Street, Village of Schoharie

Jim presented a letter to the Board as a representative for Chris Lawton in this matter, letter needs to be notarized (will be rectified by next meeting); however, the board listened to Jim's proposal and accepted his sketch plan.

The proposal: existing office building and a small house structure -this property has been on the market for some time and has not been successfully sold, therefore, Mr. Lawton wants to sub divide to have 2 separate parcels with the business building acquiring extra parking at its rear and the home has its own parking area. The Board informed Jim the application needs to be procured from the village office.

Chair explained time line to Mr. Snyder regarding the process as legally taking up to and not exceeding 62 days from receipt of full application. The Board believes this sub-division would not need the full 62 days to complete.

The Board settled on meeting dates listed below:

Dates scheduled 6/12 at 7p.m. and 6/20 at 7p.m.

***Jim Snyder left the meeting at 7:25 p.m.

III. Dr. Elbially, Schoharie Dental expansion and parking lot Continuum

Dr. Elbially emailed the long form SEQRA to all Board members and gave hard copies of supplemental documents (storm water management for parking lot, proposed landscaping pictures) to the Board at this meeting. The Board informed him that documents are appreciated several days ahead of meetings so it can review before any discussion is held.

In addition the Chair offered alternative parking ideas via email dated 5/2/2023 to Dr. Elbially (as discussed during the Boards last meeting):

Dr. Elbially,

After our Sketch Plan meeting on April 26, the Board briefly discussed your project. We had a robust conversation of possibilities/alternatives for your project. They were:

Buy – or RENT – all or a portion of the Great American lot across the street for parking and future expansion of your dental practice.
Contemplate a satellite office for part (pediatric dentistry, dentures?) of your practice that has the parking space you seek.
Re-site your carriage house to 235 Main Street. If you put in a bonafide apartment you would be able to add some parking.

I am sure with some creative brainstorming there would be other viable alternatives. The VPB would welcome the opportunity to sit down with you and your team of experts to consider further options.

Best, Dusty Putnam, Chair VPB

Dr. Elbially insisted he has not entertained another solution besides removing the structure on 235 Main St. he added the structure will remain as is, he will not rehabilitate the building if he does not get his parking lot.

The Board is still awaiting the NYSHPO's (New York State Historical Preservation Office) letter for recording the applicable recapture date from 2019 to 2018 for the 5 year span that is necessary for any additional changes to the building as per required as a historical designation. Nan Stolzenburg acting as the person requesting the information on behalf of the Board received a receipt of acknowledgment to the inquiry generated by SHPO. Dr. Elbially informed the Board the garage originally proposed in phase 2 will most likely not be built as it is not a priority for his dental practice.

Public comment:

Ellen Rehbarg, as she was in the dental office today, mentioned she had issues parking in the current parking lot as it was full. Ms. Rehbarg also inquired as to the Comprehensive Plan allowing the Bridge Street home be demolished for a parking lot and why the current 235 Main Street as not allowable. Nan Stolzenburg explained the Historical designation on the Main-Bridge property and the comprehensive plan zoning at this location as *mixed use* — Route 30 (Main Street). Chair Dusty Putnam added the lot line adjustment is the application before the Board.

Ellen informed the Board she works for the Town's Real Property Office and she believes the dental practice business is good for the village, and stated she was not comfortable crossing Route 30 as a pedestrian if that was considered as an alternative parking solution.

Board Member Tim Repicky inquired: Did the Zoning Board or the Village Board get an application to rezone this project? Nan Stolzenburg responded, the code enforcement officer forwarded the application to the VPB and thus this Board handled the original application.

Nan Stolzenburg reached out to the NYSHPO on April 24th, via email, with a response from Technical Service Reviewer, Weston Davey:

From: Davey, Weston F (PARKS) <Weston.Davey@parks.ny.gov>
Sent: Tuesday, April 25, 2023 9:46 AM
To: Nan Stolzenburg <nan@planningbetterplaces.com>
Cc: Czernecki, Erin (PARKS) <Erin.Czernecki@parks.ny.gov>
Subject: RE: Question on Dr. Elbially Bice Building in Village of Schoharie

Hello Nan, the tax credit project for this building was approved in 2019. Later, a relatively small rear addition was approved. Sometime after that an expanded addition was reviewed by our office and NPS and this one was not approved, with some of the same concerns you are sitting with impacts to the building, site, and the surrounding historic district. The owner would risk losing all or part of the tax credit if work is done that does not meet preservation standards within five years of completion of the tax credit project.

Mrs. Stolzenburg also inquired with Dr. Elbially if this parking lot proposal (18 parking spaces) will be the solution to his current parking problem or does he foresee parking issues in the future? Dr. Elbially indicated he thought it possible that parking for his customers/ employees can and will be a problem in the future. He would not consider rehabilitating the 235 Main St. structure in any way. He added the home is an eye-sore for the village but he would leave it as is, he is the owner and will not rehabilitate the structure.

VPB member Steve Babbitt inquired are there architectural standards for the historic district that would affect the deliberation process? Nan clarified that *if* public funds were used then the State / Fed agency would have to legally approve the Proposal.

Summary:

The Board acknowledges it has made an inquiry to SHPO for its advisory opinion and for the dates for the historical span/ recapture—hard copy receipt of inquiry from NYS Parks / NYS SHPO (dated May 30th) given to Board this evening. This request is necessary as an assurance there are no other concerns for the historical area, and the requested opinion from Jodie Serowski from Lamont Engineers on the storm water management for the proposed parking lot. Once those items are in receipt, the application will be considered complete and the Board will begin deliberating. Chair will contact SHPO to get clarification in regard to Mr. Davey's emailed response as well as items noted above. Chair will also contact Jodie at Lamont to continue the storm management process.

Board members have inquiries for the proposal not limited to:

- comprehensive plans vision for the village
- how does a parking lot change the character of Main Street
- how does this proposal affect the entire village appearance
- does the parking lot offer bicycle parking
- the neighboring homes view from 2nd story onto a parking lot
- could there be a historical/ architecturally appropriate interest/break in the proposed wall of arborvitae
- 235 is considered a non-contributing structure
- will NYSHPO consider the proposal conforming to the Historic District
- board to review comprehensive plan focus on zoning district designation
- board concern is growth of this dental practice-future parking issues-# of employees parking

*****Dr Elbially left meeting at 8 p.m. Ellen left at 8:05 p.m.

New Information brought to the board:

Old stone Fort — materials were hand delivered to the VPB by Mr. Vincent Laganga, architect for the Old Stone Fort. Chair was not been able to offer the Board details for review as it was just received. Proposal is a roadway between 2 residential parcels (Rosenthal and Robinson), a 15000 sq ft structure that will house a visitor center, museum, kitchen, and activity room. In the packet are sketch plans and survey along with building designs. The board will need a formal application to peruse- and the Board will determine what permit to be filed....The board will review once application is submitted.

Next meeting scheduled for 6/12/2023, at 7p.m.

Meeting adjourned at 8:45 p.m.
Respectfully submitted, Colleen M Henry