

Village of Schoharie Planning Board April 13, 2021 Meeting Minutes

Attending; Board Members-Colleen Henry, Dusty Putnam, Tom Smith, Bill Olewnick, Nan Stolzenburg,
Dr Elbially, Doug Stinson (newly hired code enforcement officer for Schoharie),
Randall Crawford, Michael Meyer-Veen, Dan Crandell, David Brennan

This is a meeting via Zoom due to the covid-19 restrictions, this meeting is being recorded. There has been a link for the zoom meeting advertised appropriately.

Meeting called to order at 7:18 p.m.

I. Continuum of Dr. Elbially expansion: Bridge St and Main St Schoharie

Motion to approve 3/16/21 meetings minutes, Tom Smith with second, minutes approved all in favor of minutes as written.

Chair made public apology to Dr. Elbially for an oversight as meeting dates were incorrect and the Board met whereas the applicant had not been invited.

Chair informed meeting attendees that the lot line adjustment form has not been submitted with application. This is required for applicant.

Addressing Memo from Randy Crawford dated 4/1/2021:

#1. LOT LINE ADJUSTMENT (North Parking area and house at 235 Main St.) As per Dr. Elbially: A new deed will be recorded with lot line adjustment, the surveyor has been informed and lawyer has been contacted —as far as the time line on when this form will be given to the VPB is undetermined to date.

Attorney Dave Brennan indicated that the recording of the deed does not impact the Planning Board approval. The Board can use the Proposed Map and give approval based upon the materials to date. Chair inquired if the application is deemed complete without the lot line adjustment complete- as per Dave Brennan it is okay to move forward with materials to date and it should not impact application approval. The Village Planning Board will in **good faith** accept the application for lot line adjustment next week at the 4/20/2021 meeting and copy of existing deed to be given once done. Dave Brennan forwarded lot line adjustment form via email to Dr. Elbially and Board Members during this meeting.

#2. GARAGE / DENTAL LAB: labeled as requested

#3. SEQRA amended

#4. Site Plan Map #S2 indicates dimensions with ingress and egress of the parking lots
Consultants met regarding flow and new plan only changed the dumpster area. Randall Crawford gave information on flow of the lot (Bridge St) and the dimensions associated with the ability of cars turning, exiting and entering-pointing out error of two directional arrows as indicated on the site map, which is incorrect and should be one way with primary entrance and exit isolated. His effort to direct traffic with signage and directions but believes drivers will enter from either end of the lot to find parking. Mr. Crawford informed attendees there will be signage giving direction of the lot flow...with signage for drop off / pick up and arrow for directions marked. Additional parking signage for the other lot (behind Main St) is also included. In

further review, the crosswalk with left turn only does not conform and that too is in error and will be amended. The entrance from Main Street to the second lot is one way exiting the lot. Bridge Street lot signage for entering and the curb cut will be the same width as existing curb cut. On Site Plan Map S2: **s1 is do not enter and s5 is entrance only.

It is proposed to amend the lot from a left turn to the exit as a straight-a-way to exit onto Bridge Street as to not confuse drivers. The 21' width dimensions is fairly wide for travel lane and add signage. Further discussion of grading as a little high at the southwest corner which could become difficult with storm water flow, consultants Randall Crawford and Dan Crandell as well as attorney David Brennan discussed the amendments.

Dan Candall indicted the amendment would compliment the flow of the lot and with that said he could work with the grading.

#5. DRAINAGE: Site Plan Map S3. Dan Crandall: On the site plan drainage, the property historically drains off site, this will change to the front lawn area and all of Bridge and Main St. goes to NYS system on Route 30 and NYS DOT will give a catch basin and cure any storm drainage discharge. The parking lot having Impervious material and having shallow retaining wall will allow the impervious lot matter to percolate into the ground and move to the front lawn area. In regard to melting snow—moving through the same path way/ manner without issues or snow could possibly get trucked out.

#6. SEQUENCE/TIMING OF CONSTRUCTION ACTIVITIES

The sequence and timing of the construction activities as per narrative will be sequential and timely and meets the needs the VPB requested.

#7. TREES: Site Plan indicates 2 trees to be planted at parking lot. Some of the trees were not in good health as per arborist —request to have 3 trees removed.

—retaining wall will be placed in front of the arborvitae trees - the arborvitae trees are planted in front of the lot line. The retaining wall to be 2 feet high. This wall is built at the south west abutting the adjacent neighbor properties and sits above the parking lot level.

#10e— The infiltration basin is removed—VPB consultant Jodie S (not in attendance) had concern regarding to the infiltration basin.... Dan Crandell addressed that no dry wells are proposed—infiltration is good at site and with grading plan and retaining wall there will be no issue on the flow off property. The northerly lot draining goes west to east and one area shows good infiltration properties and will be included in the site plan. Since VPB consultant is not present at meeting attorney Dave Brennan indicated that the water flow will sheet flow to the east with no indication water will retained at lot. The water Speed movement over the lot will flow with speed. David Brennan to address this matter with Jodie should there be more concern . There are no indications to install dry wells to provide storage capacity for the water. The drainage Pipe size is 12 inches and is omitted from drawing. Garage: drip / French drain not necessary as per the engineers.

The demolition permit has been taken care of and Dr. Elbially will pursue permits directly.

Curb cut requires permit from NYS DOT at Bridge St. Mr. Crandall and Mr. Crawford will address...curb cut is present on the site plan. If VPB approves site plan, the curb cut needs to get permit from Schoharie County (for Bridge St.) Moving the curb cut...Dr. Elbially informed attendees at the meeting he was given oral approval that NYS DOT permission was not

necessary however, the VPB is asking for **Written assurance needed from NYS DOT to dismiss permit for curb cut as necessary...**

To satisfy the application - the lot line adjustment to be given to the Board as soon as possible...the VPB will meet on 4/20/21 to discuss application and to schedule of the public hearing...At the meeting the Village Planning Board will address approving the application accept as complete and begin the time line and deadlines to move forward. Schoharie County Comm. receives the packet and VPB will complete the SEQRA and the county gets 30 days from date of receipt of packet to respond.

In summary with amendments from the 3/23/21 memo addressed tonight, those items amended and forwarded to the VPB and deeming application complete...the VPB legally has 62 days after the close of the public hearing to make a decision..The VBP does not act at the public hearing—will review subsequent comments from the public if any. Upon closing of public hearing then the Board will act.

Offering Dr. Elbially the quickest and most transparent process the Board has an anticipation of Tuesday the 20th as the beginning of the timeline for his construction concerns.

Board members-Tom Smith and Bill Olwenick indicated their willingness to move things forward at a this juncture based upon the last public hearing comments and move forward with a brisk process. Even so, urgency is not what the board wants as due process.... Dr. Elbially indicated he is very displeased with the process and did not appreciate with the Boards handling of his addition. Attorney Dave Brennan advised the VPB it has the legal statute to follow the process and / or move at a quicker pace if it deems necessary. The Board at this juncture will not plan a public hearing at this meeting tonight. Motion to plan public hearing for 4/26/21 by Tom Smith tabled.

VPB next meeting is 4/20/21

Meeting adjourned at 8:38 p.m.