

Village of Schoharie Planning Board  
April 26, 2023  
Meeting Minutes

In Attendance:

Board Members: Dusty Putnam, Colleen Henry, Tom Hitter  
Steve Babbitt, Tim Repicky  
Dan Crandell, Peter Johnson, Dr. Elbially, Doug Stinson

- I. April 24, 2023 This Board attended a 2 hour training session to review Land Use Law - site plan and special use permits directed by Nan Stolzenburg—as per required by NYS

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

Chair introduction and welcome to Tim and Steve as new Board members  
Motion to approve 9/21/2021 meeting minutes by Steve and second by Tim—motion approved

Chair gave Board members the agenda for this meeting

- II. New Business-Elbially dental office expansion/ Mainbridge

Sketch plan review meeting

Application packet given to Board members

Dr. Elbially presentation: His dental practice is growing rapidly and this is resulting in having problems with accommodating parking for employees and patients. He wishes to expand the building as well. He has 26000 patients on record and is averaging 200 patients/ day, the practice is on pace to have 350 patients/ day.

The waiting room needs expansion adding a bump out matching the historic nature of the building accommodating 21 chairs for the waiting room area.

His practice has 17 full-time employees and most are from the area, he is proud to have brought employment to the village The application includes a request to demolish the home at 235 Main Street as it is a vacant non-contributing home (his application includes pictures and a narrative) for his proposal.

Chair inquired with Weston Davey coordinator at NYSHPO for information on the expansion of the original building-a letter from NYSHPO requires a 5 year span from date of historic preservation before further changes and the 5 years has not yet passed, as the letter is dated 2019. Dr. Elbially disagreed and states his documentation gives him the 5 year span required. He is dating the project from 2018. Clarification from NYSHPO will be sought and given to the Board.

Chair informed Dr. Elbially that his request for demolishing the current house at 235 Main and replacing it with a parking lot is not permissible use in the Villages comprehensive plan ( LUL zoning map under multi-family/ mixed use overlay).

The Board gave *suggestions for alternatives for proposal*: the Great American parking lot on Route 30 is available as it is up for sale or a shuttle service from the municipal lot or perhaps repurpose the building at 235 Main St as a satellite practice. Dr. Elbially is not considering repurpose and informed the Board he will screen the proposed parking lot appropriately.

Dan Crandell commented Mainbridge is an esthetically pleasing building and a professional business. Suggested Board work with Dr. Elbially and send a message the Board is promoting business. Dan agreed there are parameters to zoning and suggests the Board find flexibility but also retain the guidelines within the comprehensive plan.

Code Enforcement Doug Stinson added he is Pro-proposal for demolishing the home on 235 Main and allow the parking lot. He spoke with adjacent neighbor regarding the demolishing of the building and indicated this neighbor is happy to see the building gone. He also mentioned the ZBA as a recourse for Dr. Elbially, Chair corrected Mr. Stinson turning to ZBA not the next step in recourse. An article 78 legal action would be next step. Dr. Elbially inquired how to get around zoning compatibility and the Board informed him it will give either an approval or denial after the application process is complete.

Chair informed Dr Elbially he needs to complete the SEQR long form as is necessary for this project. Reiterated to applicant at issue is his request for changes that do not comply with the LUL's definition of **mixed use** (LUL page 139 defined as any combination of residential, commercial or industrial uses in the same land use area).

In summary, Dr. Elbially will complete and submit the SEQR long form and have NYSHPO date rectified for the expansion of the Mainbridge building. May 30 is scheduled as next meeting, the Board will begin deliberating on the project with support from Nan Stolzenburg.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,  
Colleen M Henry