

Village of Schoharie Planning Board Meeting Minutes
8/29/2023

Attendance:

Board Members:

Dusty Putnam

Steve Babbitt

Tim Repicky

Tom Hitter

Colleen Henry

David Brennan, Attorney for the Village

Meeting Called to Order at 7:05 p.m.

The Meeting minutes of August 28, 2023 were distributed to the Planning Board Members via email and acknowledge receipt of minutes this evening.

Whereas a motion to approve the August 28, 2023 minutes by Dusty Putnam and Seconded by Tim Repicky, therefore, the Planning Board affirmed the said motion and voice vote carried.

Elbially expansion continuum

Summarized the public hearing information and the August 28, 2023 meeting to Dave Brennan.

- Identified the error of the public hearing and rectified with another hearing scheduled for 9/11/23.
- Issue of SEQR, how does it play out in this action for the future? IF the Board approves the action the SEQR is necessary. Advised that a Positive Declaration brings about an impact statement from the applicant and further drags on the application process.
- Decisions must be supported and procedurally correct
- Zoning: mixed / use residential concern
- This has been a segmented process for the Board-applicant has requested his vision in phases.
- The dwelling at 235 Main St is not a house that could not be rehabilitated
- Administrative precedent is argued for future development which is a concern for the Board
- The expert opinions by SHPO is weighted against the project and this Board can use this opinion at the Boards discretion
- The County Planning Commission has given their approval to the proposal and this opinion is at the Boards discretion
- Conditions for the streetscape to balance out the loss of the house

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- Regulate Performance conditions although the business has been at its site for some time
- Consider to reiterate to the applicant for other considerations in parking

This Board intends to continue to deliberate again after the Public Hearing on 9/11/2023.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Colleen M Henry