

Village of Schoharie Planning Board

December 18, 2023

Meeting Minutes

In Attendance:

Board members: Dusty Putnam, Tim Repicky, Tom Hitter, Steve Babbitt

Board Consultants: Dave Brennan

Applicants: Dr. Hazem Elbially, Robert Stout

Public: Patsy Nicosia (Times Journal)

Meeting called to order at 7:01 p.m.

The meeting minutes from Nov. 30 were presented for revision and approval; Steve requested that 'roofed pavilion' pertaining to the deck between the Badgley Annex building and new addition to the Old Stone Fort Museum be revised by removing the word 'roofed'; motion to approve minutes made and seconded by Dusty/Tim.

Old Business

Schoharie Dental (Elbially) Phase 3 Expansion: Attorney Stout presented a pathway forward: Schoharie Dental would submit an amendment to the existing Phase 3 application to remove the 235 Main St changes (demolition of damaged residential structure, creation of parking lot with street screening, lot line adjustment) to focus just on the waiting room addition for the south side of 229 Main St dental office. Amending the already-reviewed documents would be less time-consuming than withdrawing the application and starting from scratch on the review process for a new application.

The waiting room addition will leave 2 existing windows on the historical building intact, with the doorway cut through brick wall between the windows.

Parking concern related to increased Waiting Room capacity: Many of the additional waiting room seats are needed today to accommodate the current Phase 2 operating levels, but adding more waiting room capacity could lead to an increase in patient input/output rates, generating increased need for more parking spaces; a suggested remedy would be for the management to institute 'administrative controls'.

Another concern is the frequent parking of cars on the front lawn of the 235 Main St lot, visible to all traffic passing by, as well as occasional overflow parking on the Bridge St road margin.

The applicant will prepare the amended documents and intends to submit them prior to the next meeting, which was scheduled for Jan. 04, 2024. Attorney Stout agreed to extend the 62-day deadline for issuing a decision.

Recruitment of new board member(s): Few villagers that we contacted expressed an interest in serving on the Planning Board, but there is one definite candidate, and maybe another. The Village clerk will be asked to advertise the opening. We will submit the candidate's resume to the Village Board for their consideration.

SB 12/31/2023 Dusty can be away from town for extended periods of time, and Tim has Army Reserve obligations that could be an extensive deployment, so we discussed the feasibility of also having an alternate member designated.

### New Business

Proposal for a Step-By-Step Guide: Few villagers are aware of the complexity of the process for obtaining the approval needed to obtain a permit, the substantial amount of documentation that must be submitted in an application, or what information must appear on drawings, so often they seek guidance or professional help. Dusty proposed we develop a step-by-step guide document that would be posted on the village website, so we briefly discussed this.

The meeting was adjourned at 8:35 p.m.

### **Future Meetings**

Wednesday, January 04, 7:00 p.m. Re-convene with Dr. Elbially and Rob Stout.

Respectfully,  
Steve Babbitt

APPROVED