

Village of Schoharie Planning Board Minutes
April 28, 2021

Pursuant to notice made by press release to newspaper of local circulation and via the Schoharie County website and mailed to those persons on the mailing list as neighbors within 500' of this project, a Public Meeting of the Schoharie Village Planning Board was held.

This Meeting is being held with Covid-19 Restrictions as per NYS requirement- all members attending are wearing facial masks and adhering to the 6 feet distance. All public attendees completed and signed the questionnaire.

Attending: Dusty Putnam, Colleen Henry, Mike Meyer-Veen, Tom Smith, Bill Olewnick and Guest presenter, Dr. Elbially

—Attending Public:

Peter Johnson, Ed Manchester, Patty Manchester, Bridey Finegan, Ruth Anne Wilkinson, John Wilkinson, Joseph Bevins, and Tom Putnam

Meeting called to order at 7:04 p.m.

I. Motion to Approve 4/20/2021 meeting minutes by Michael Meyer-Veen and second by Bill Olewnick

II. Chair Open Meeting to Dr. Elbially

III. Elbially Proposal of Expansion and creation of parking lots at Main St/ Bridge St

Dr. Elbially presented summary presentation of his proposal:

The expansion will consist of 10 dental chairs on 1st floor, pediatric oratories on the

2nd floor, a garage with 5 bays - (1bay for mechanical) the 2nd story for dental lab with a small kitchen space and bathroom space.

17 space parking at Bridge St and 20 space parking at Main St. (this lot is in rear to be hidden from Main Street by landscaping)

The current garage foundation to be removed.

As per an arborist hired by Dr. Elbially the trees to be removed are deemed diseased retaining wall with arborvitae planted in front of it will assist with rainwater flow

No fencing beyond the Wilkinson property set back.

Inquiries from the Public:

The Wilkinson's inquiry: The maple trees being removed as rendered on site plan could possibly be on their property.

Dr. Elbially and the Wilkinsons made a decision to walk the property in the near future together to determine tree ownership and mark accordingly.

Dr Elbially intends to replace trees as per site plan with intention on leaving existing trees as is at the 235 main St house.

The Wilkinson's also wanted to make certain lighting in the lot adjacent to their property to be aimed downward and turned off within reasonable hours —this has been addressed by the Board in past meetings with a conversation this evening of BOLLARD LIGHTS. They are a low height pole/post with downward illumination—many are erected in parking lots in kind.

As per the Land Use Law, Chapter 3, page 37— Lighting (2) Criteria: Whereas used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used. On-site lighting should be located to avoid harsh glares which distract the motorist's line of site...At the property line of the subject property, illumination from light fixtures shall not exceed 0.1 foot-candles on adjacent residential property, measured in a vertical plane.

The Wilkinson's expressed concern with parking lot drainage as their property abuts the Bridge Street projected parking lot and already is experiencing moving water from their yard toward Bridge Street — the Board has informed them the consultants and engineers have a plan to handle the water flow and will be graded to move water draining away from their property.

Wilkinson's also mentioned a traffic concern. They expressed they believe there is already a high volume of traffic on Bridge st. and would like signage for the entrance/ exit for the Bridge Street parking lot—this also has been addressed by the Board.

Ed Manchester inquiry: Lot Line adjustment area: Lot line adjustment for this project shall be the current house at 235 Main St will remain but any future development keeping with the land use law must be either vacant or another home be rebuilt/placed there.

Bridey Finegan inquiry: The setbacks on the site plan labeled as 10 feet at the Vedder neighbor boundary, not 15 feet as per regulation. The Board referred to the regulation— Land Use Law, Chapter 2, page 20— I. Yards: Corner lots: On a corner lot, each side that abuts a street shall be deemed a front lot line, and the required yard along each such lot line shall be a required front yard. The owner shall decide which of the remaining yards shall be the required side yard and the required rear yard. Thus, resulting in the setbacks as per plan.

The Board referred to a letter received via email today from concerned adjacent neighbors, Dan and Brooke Keese, whereas this letter read at the public hearing and entered to these minutes for record.

The Public hearing is open for comments / concerns for an additional 7 days from today, closing on 5/5/2021. Schoharie County Board has the application packet and this project is on their agenda for their meeting to be held on the first week of May. The Village Planning Board will meet on 5/12/2021. The scope of that meeting will be to finalize the Elbially project with or without conditions.

Meeting adjourned at 7:47p.m.

Respectfully submitted.
Colleen M Henry