

Village of Schoharie 1/5/2021 Meeting Minutes

Attending: Dusty Putnam, Chair
Tom Smith, William Olewnick and Colleen Henry
absent: Michael Meyer-Veen
Guest: Dr. H. Elbially

****This meeting is following Covid-19 protocols every one present has had a temperature check****

Meeting Called to Order at 6:35 p.m.

Approval of Minutes from last meeting:
Unanimous approval of 1/4/2021 Meeting minutes as read.

I. Existing Business
Dr. H. Elbially—Main Bridge Property Addition/ Parking

Chair opened meeting with inform Dr. Elbially that the project needs to be conceptualized including the adjacent lot (235 Main Street) he recently purchased. Currently this lot is a residential property and this project changes use, therefore, he will need a special use permit.

In addition, Chair informed the Chief of the local fire department, Marty Pierce of the project/parking lot configuration and he will return with a response after review.

The Board is asking Dr. Elbially to readdress his plans with the architects.

Dr. Elbially handed out an amendment to his original packet —adding the parking lot location and indicated the parking lot would be for his employees and he is also requesting zero green space in the lot as he does not want to lose any parking spaces. He informed the board he would have green space between the adjacent neighbors and at street view. The Board informed him that the Land Use Law requirement for parking lots will be adhered to for this project. The Chair also offered him ideas on relocating the garage for enhanced turnaround for emergency vehicles. Recommending moving the garage to the 235 Main St property. Dr. Elbially told the Board he was not interested in putting the garage there, his rationale is with the enlargement of the Main Bridge property the garage structure appears esthetically appropriate where he has it planned.

The Chair informed Dr. Elbially that if this handout given tonight is the Plan to be submitted he will be given a checklist of items to be addressed. He was informed of the below issues at hand:

- Local law ordinance requires water storm management— once received it will be given to the Village of Schoharie contracted engineer to review and approve. The Chair offered an idea of using pavers making the lot permeable and useful for managing water runoff, Dr. Elbially was not interested in the idea as he has concerns with snow removal.
- Propane tank needs to be removed from the 235 Main St property
- Special Use Permit needed for the 235 Main Street Property

The Board informed Dr. Elbially that it wants to work with him but there are items to be addressed and the Board needs to review the application.

**7:04 p.m. Dr. Elbially exited the meeting.

Questions posed tonight:

- The 5 bay garage use: Dr. Elbially indicated he may use the room above the area as a dental lab in the future.
- How many number of employees: 20
- The number of parking spots he prefers —maximum 93 in total

Summary of Discussion:

The Board reviewed the Site Plan Application

The 235 Main St property, the two story 5 bay garage, the total square footage of the project and updated costs need to be reflected on the application. As well as reflect the new parking lot configuration. The property lines need to be reviewed as the Land Use Law allows 15 feet. The direction of traffic in / out of the parking lot needs to be addressed.

This is determined to be a Major Project, whereas a public hearing will be necessary for the 235 Main Street lot. As this is a use change from residential to a parking lot.

In addition, the SEQRA requires amendment by Dr. Elbially to reflect the 235 Main St property.

The Board also reviewed the density issue in regards to parking—the maximum number of patients at one time and the amount of parking spaces as per the Land Use Law (at peak) 80%, would reflect approximately 52 parking spaces as the maximum allowable number.

The Board will meet again January 6, 2021 to continue review of the application.

Meeting adjourned at 8:00 p.m.

Respectfully submitted Colleen Henry