

Village of Schoharie Planning Board Meeting Minutes
July 18, 2023

In Attendance Board Members:

Dusty Putnam
Tom Hitter
Steve Babbitt
Colleen Henry

Public Attendee:

Meeting called to order at 6:59 p.m.

The Meeting minutes of July 17, 2023 were distributed to the Planning Board members present and acknowledge receipt of minutes this evening.

Whereas a motion to approve the July 17, 2023 by Tom Hitter and Seconded by Steve Babbitt, therefore, the Planning Board affirmed the said motion and voice vote carried.

Chair gave Board members agenda for this evening

Continuum- Dr. Elbially Parking lot/ Demolition of 235 Main St
Expansion of waiting room Tax map # 72.17-1-6

-The Board is going forward with a traffic study based on the increased employees and parking spots which would net 72 parking spaces in total and a total of potentially 49 employees for this proposal.

RESOLUTION ADOPTED, Motion by Steve Babbitt, and seconded by Tom Hitter, voice vote carried unanimously. Whereas this Planning Board deems this action as an unlisted action of SEQR and deemed the proposal as a Major Project in accordance with the Village of Schoharie Land Use Law and establishes the Village of Schoharie Planning Board Lead Agency.

As per Land Use Law page 73, This Board made a submission to the Schoharie County Planning commission as a complete application.

Land use law-criteria:

General land use performances standards applicable to the proposed use
Land Use Law page 74, 4-11,

The zoning for this Special Use Permit is within the multi family/ mixed use overlay as per the Village of Schoharie Zoning.

A. Changing a multifamily /mixed use zoned lot into a parking lot has no residential component and is a disallowed use. The Land Use Law defines multiple use as any combination of residential, commercial or industrial as a separate parcel. A lot line adjustment incorporating 235 Main into the 229 Main parcel for the sole purpose of a parking lot is a disallowed use.

B. New York State Office of Parks, Recreation and Historic Preservation (SHPO) has advised 235 main St is within the historical area and that it retains its general historic appearance, additionally 235 Main St is an important anchor to the current historical area / residential streetscape.

C. In regards to the expansion of the waiting room for the Dental practice the applicant states the parking as inadequate and the village Planning Board has repeatedly given written and verbal encouragement to seek alternative parking solutions— see attached.

D. In regards to suitability, the Village Planning Board sees difficulty in the proposed screening of the mass paved parking with arborvitae as incompatible with residential landscaping. The Board would like a variety of horticultural and vertical interest.

E. Traffic study-although construction impacts may be temporary, the increased activity in the dental practice could have increased long term impacts on traffic, therefore, this Board is awaiting a traffic study.

F. Conditions: The Village Planning Board wants a contingency of an overflow parking plan since the applicant has shared with this Board that this parking lot addition is only a partial solution to his parking issues.

SHPO has opined on the waiting room addition... “we believe that this is not in accordance with the historic preservation standards. While relatively small, the addition would be on a prominent and highly visible location on the corner lot. The addition would potentially harm historic features, such as masonry and windows, and would impact the house’s setting within the district.”

G. Compliance tbd

VPB 7/18/2023 page 3

Land Use Law criteria:

Standards and criteria

Land Use Law pages 79-80

Site plan review:

Demolition of 235 Main St and the addition of 18 parking spaces is not compatible with a traditional village or hamlet

235 main street is a compatible structure with the other structures on Main St and the proposed landscaping (LUL page 79, 5-3.2-landscaping) does not harmonize with the traditional elements of the area.

This Board acknowledges the architectural design of the proposed waiting room as compatible within regards to the historical nature of the building

As for set backs: 235 Main St maintains the setback requirements currently adhered in the LUL, the demolition would disrupt the existing setback pattern of the surrounding properties

e. N/A

f. N/A

Land Use Law, Page 79, 5-3.2 landscaping:

A. The landscape plan proposal *buffering of the parking lot* does not include a variety of plantings beyond the single row of arborvitae "hedge". This proposal does not include adequate diversity of planted trees, shrubs and berms.

B. The proposal, though buffers the site, it does not Integrate or diversify the site with the surrounding historical and residential area

C. The Village Planning Board requires the *primary landscaping* needs to include a variety of horticultural and diverse interest native to the area

D. The Village Planning Board is concerned about the removal of approximately 4 mature trees (at 235 Main Street) and the planting of new trees only being 3 in. in caliper as per the applicant

Further discussion continues with this proposal

Public hearing 7/31/2023 for Arrow spring farm

A working meeting will be held after the public hearing. Working meetings scheduled for August 1st, and a public hearing for Dr. Elbially on August 22nd
Adjourned meeting at 9:07 p.m.

Respectfully submitted,

Colleen M Henry

