

Village of Schoharie Planning Board  
Meeting Minutes  
August 28,2023

Attending:

Board Members:

Dusty Putnam

Tom Hitter

Steve Babbitt

Tim Repicky

Colleen Henry

Nan Stolzenburg, Advisor to The Board

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

The Meeting minutes and Public Hearing notes of August 22, 2023 were distributed to the members present this evening and acknowledge receipt of minutes. In addition, the Times Journal newspaper article dated August 24, 2023 is attached to these minutes as per the applicants request.

Whereas a motion to approve the August 22, 2023 minutes with amendment on adding oral comment /thought from Resident Johnson at the public hearing - the zoning for the historic area should super-cede the mixed use zoning, the motion approved by Tom Hitter, Seconded by Steve Babbitt, the Planning Board affirmed the said motion with amendment and voice vote carried.

Board members received an agenda addressing tonights meeting

**I. Continuum Dr. Elbially Expansion MainBridge Tax map # 72.17-1-6**

Trusted Advisor gave the Board a checklist to review for deliberations noting in the Land Use Law Page 74 and 75, (4-11, Decision Making) be addressed at this meeting and be carried over to August 29th meeting with attorney Dave Brennan.

This Board considers the action as a commercial type business proposal. If the code enforcement officer designated the business a healthcare facility, the proposal would be a commercial business within the residential zoning (page 11, table 2-6.1 with Permitted Use with a Special Use Permit and standards addressed by this Board. A parking lot is not deemed residential, a lot line adjustment granted by this Board would be necessary. In addition, Nan Stolzenburg informed the Board as per her opinion the SEQR should be completed for this project.

It is The Boards Interpretation this applicants intention is to get a lot line adjustment in order to get a parking lot. The Board had originally (in phase 2), placed conditions upon the dwelling (at 235 Main St.) to remain and be cared for thus adhering to the Land Use Law. Chair read letter dated March 2023 addressed to Dr. Elbialy the house at 235 Main Street remain but be maintained and was agreed upon at the approval of phase 2. The applicant has kept the house vacant.

Does the Board allow irrevocable destruction (forever altering 235 Main St.) when the applicant insists that he does not have enough parking even if this proposal is granted.

Traffic conditions continue to be discussed as Tim Repicky is concerned with the increased traffic coming into the village, overwhelming the area where the action is proposed.

Colleen Henry added there is a new crosswalk plan by DOT to address pedestrian crossing on Route 30, could granting the parking lot alleviate the congestion due to multiple cars parking along Bridge Street.

Tom Hitter gave multiple thoughts on the action both pro and con and also referred to the table 2-6.1 page 11, Health Care facility zoning.

Discussions continued with The Board acknowledging what conditions on the Use could be implemented:

- revoke the special use permit if conditions are not met
- Is the overall parking capacity supportive of the building capacity
- Have a designated parking area for employees only
- Eliminate the carriage house proposed initially in phase 1 as IT would remove parking space so desperately needed
- Traffic engineer for traffic circulation and signage as well as pedestrian safety crosswalks and / or sidewalks
- Performance Guarantee-No Certificate of Occupancy until conditions are met
- Parking capacity on a day to day basis to meet the number of patients in the building based on the number of dental chairs the facility carries

The Board also discussed the rationale separating the proposal into 2 factors: parking lot and waiting room.

The Board will discuss with Village Attorney Dave Brennan:

- the impact on the USE of the proposal
- conditions on the proposal
- public hearing input from August 22nd
- zoning: non-permissible use, lot line adjustment, health care facility
- other conditions/ factors raised

Agenda:

1. Letter for a new public hearing has been written and will be given to the Village Clerk to post, and mail. The Public Hearing is set for September 11, 2023—hearing will be closed on that evening. Written comments will be accepted until September 11th.
2. Comments from the public hearing on August 22 will be addressed at the August 29th meeting

Next scheduled meeting dates are 8/29, 9/11, 9/12, at 7 p.m.

Meeting adjourned 9:08 p.m.

Respectfully submitted,

Colleen M Henry

# Schoharie backs Elbially

## Schoharie Dental looking to grow parking, waiting room

By Peter Johnson

Neighbors, patients, staff and maybe even the entire Village of Schoharie turned out Tuesday to get behind Elbially's expansion plans at his Schoharie Dental.

Dr. Elbially is seeking Planning Board approval to demolish the former dental office at 225 Main Street. The vacant space it was flooded out by Hurricane Irene—and turned into an 18-foot paved and screened parking lot.

He's also seeking to add a 2½-seat waiting room onto 225 Main Street—the former Main Bridge—on the south side of the building.

The Planning Board is taking written comments on the proposals until September 5, but the sentiment all Tuesday's public hearing was overwhelmingly in favor of the project.

Dr. Elbially said the expansion is needed to accommodate his clients, he and the two other dentists and hy-

gienists at the practice regularly see more than 250 patients a day; in total, they have about 27,000 patients, he said, pointing out that by way of comparison, Schoharie County's population is about 30,000.

Schoharie Dental employees about 30, he said, in answer to a question from the crowd: the expansion will boost that number to about 40.

Neighbor Keith Anne Wilkinson was the first to speak in the project's favor.

"I like that you put the young family size in front, they have about 27,000 patients, he said, pointing out that by way of comparison, Schoharie County's population is about 30,000.

Schoharie Dental employees about 30, he said, in answer to a question from the crowd: the expansion will boost that number to about 40.

Neighbor Keith Anne Wilkinson was the first to speak in the project's favor.

Others had the same suggestion; Dr. Elbially said he's researching all of his options of those who was nervous, I didn't rule out the Great American

Several in the audience of about 40 pointed out that the village's largest employer, attracting young families who come to work and then stay, others—including a half-dozen members of Dr. Elbially's staff—said customers visit downtown restaurants and businesses after their appointments.

The expansion, staff said, will make it easier for both them and patients, speeding up wait times and making it easier to find parking.

"Dr. Elbially has fulfilled his duty to the community," said neighbor Joe Roziewicz, speaking not as mayor, but as a resident, Larry Caza said he's thrilled by the plans.

"The very neighbors around him are here tonight," he pointed out. "His projects do fit well in the village."

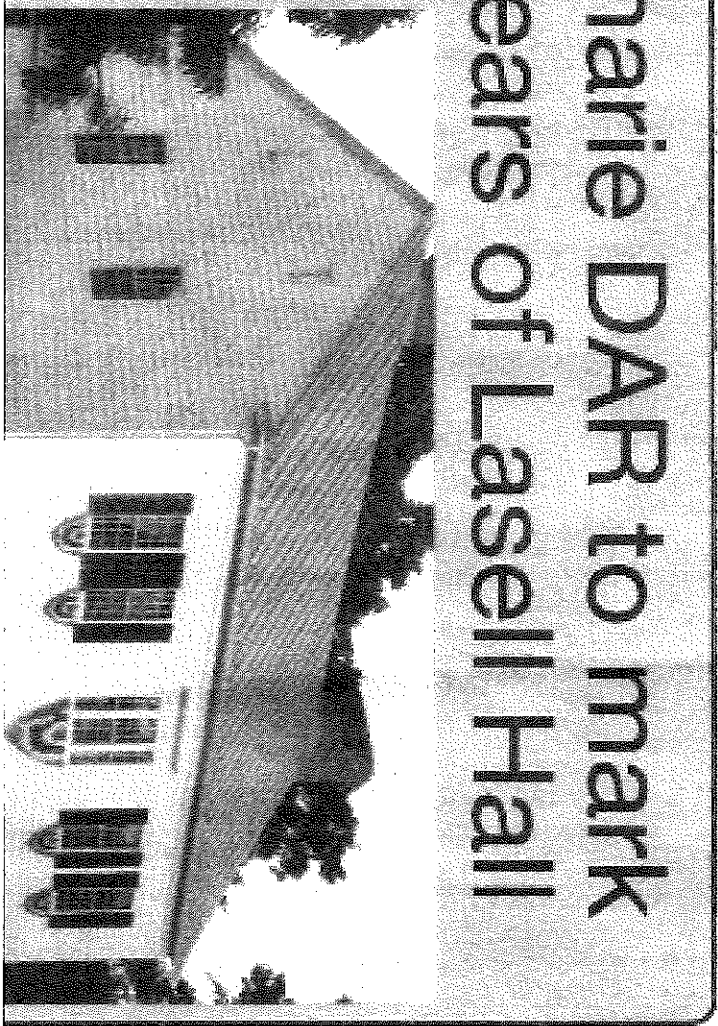
Written comments on the project can be submitted to Village Clerk at village@nhd.net until September 5.

# Schoharie DAR to mark 110 years of Lasell Hall

By Peter Johnson

The Schoharie Chapter of the Daughters of the American Revolution will celebrate 110 years of stewardship of Lasell Hall at an event this Saturday, August 25 from 2-4 p.m.

There will be tours of the historic building, light refreshments, and brief remarks by DAR members and others.



## O-Tax, sales tax