

Village of Schoharie Planning Board

January 03, 2024

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), Colleen Henry (mayor)

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

The meeting minutes from Dec. 18 were presented for revision and approval; Dusty requested that the scheduled day of the month for the Future Meeting be corrected from “Wednesday, January 04” to “Wednesday, January 03”; motion to approve the revised minutes made and seconded by Dusty/Tim.

Old Business

Schoharie Dental (Elbially) Phase 3 Expansion: The Board had received a letter dated December 30 from Attorney Stout, describing in detail the amended Phase 3 Schoharie Dental Expansion application, now focused just on the waiting room addition to the 229 Main St building. This is a small addition to the existing healthcare facility building, with no significant environmental impacts, so it will not require a SEQRA review (it will be classified as a Type 2 SEQR).

Parking concerns: At the previous meeting on Dec. 18, some board members had raised questions about parking in appropriate areas and opined that approval of the amended application should be conditional to immediate action by Schoharie Dental to address the parking issues. Stout’s letter of Dec. 30 presented a plan where Schoharie Dental would use Great American parking lot across Main St, but it was conditioned on a pedestrian-activated flashing light being installed at the crosswalk. They are willing to collaboratively work with the village gov’t to advance the concept forward, such as identifying a grant for funding.

As the issue was raised again, Attorney Stout requested a brief pause in the meeting so he and Dr. Elbially could confer in private. When they returned, he offered to perform the following actions to address immediate and near-future parking issues:

- Broadcast a text message to patients indicating where parking is and isn’t permitted;
- Adding additional signage along the vehicle circulation loop indicating where parking is and isn’t permitted; and
- During construction of the waiting room, probably not starting until late Winter/early Spring, construction vehicles and 7 employee vehicles will be directed to park across the street in the Great American parking lot.

Then the board and applicant settled on the documents for the submission packet:

- New site plan review application form
- New narrative description of project (copy of text from Dec. 30 letter)

- Revised site plan drawings, now specific to 229 Main St parcel and the waiting room addition
- New special use permit review application
- New short form SEQR Environmental Assessment Form (EAF)

All documents must be submitted in both digital and printed paper formats; 7 sets of printed paper packets are needed.

Schedule for application review: County referral is required; the County Planning Board meets only once per month on the first Monday. Our objective is to have the reviewed package on their February 5 meeting agenda, so we must meet and review the application before then. Rob Stout committed to filling out the forms and submitting them within a week's time; the planning board will meet on Monday, Jan. 29 at 7:00 p.m. to review the application. A Public Hearing will be scheduled for Monday, Feb. 12, and Tuesday, Feb. 13 reserved for another board meeting, if needed.

Further action on the Schoharie Dental application is tabled pending receipt of the submittal documents.

Recruitment of New Board Members: Resumes from 2 applicants were handed to the new mayor, Colleen Henry, who will present them to the village board at their next meeting on Tuesday, Jan. 9.

Process for Establishing Alternate Board Members: Dave Brennan advised us that typically, a local law is needed. Even starting today, the process could take 2 – 3 months. In the case of Schoharie Village, this would involve amending the zoning law (Land Use Law). We agreed to begin without further delay; Colleen agreed to add this to her agenda for the next village board meeting.

Remote participation in a board meeting: What conditions must be met for a board member to remotely participate (including voting) via video conference over the internet? The remote location must be accessible to the public, and prior notice provided to the public and media (typically, at least 3 days).

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

Future Meetings

Monday, January 29, 7:00 p.m. Review the Schoharie Dental site plan and special use permit applications.

Monday, February 12, 7:00 p.m. Public Hearing for Schoharie Dental applications

Tuesday, February 13, 7:00 p.m. Board meeting, if necessary

Respectfully,

Steve Babbitt